

Beaver County Municipal Ordinance Excerpts for Political/Election Signage

February 2015

**Prepared by the Beaver County Planning
Commission**



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4. Signs denoting the availability of property for lease or sale, located on the premises being leased or sold. The sign shall not exceed six (6) square feet in area and shall be removed within seven (7) days of the sale or lease of the property.
- C. **Temporary Signs:** The following signs may be erected only after obtaining a building permit from the Zoning Officer. The permit shall cite, the length of time the sign may be displayed. For the purpose of this Ordinance, the following signs shall be considered "temporary":
1. Banner sign.
 2. Portable sign.
 3. Political sign.
 4. Signs announcing new building or construction projects, erected after the beginning of the construction activity. The maximum size shall not exceed sixteen (16) square feet.
 5. Signs announcing (including, but not limited to auctions, grand openings, new management, going out of business) special events. Any business, individual or organization may display once within a twelve (12) month period, a maximum of two (2) signs, for up to fourteen (14) days prior to a special event. Such signs shall not exceed sixteen (16) square feet and shall be removed immediately (within twenty-four [24] hours) following the event.
- D. **General Regulations:**
1. No animated signs, no signs illuminated by a flashing, pulsating or intermittent source and/or no signs which create glare on adjacent properties or any adjacent street, shall be permitted.
 2. Signs shall be placed no closer than ten feet (10') to any property line, or any right-of-way line, and shall not be erected over a street right-of-way.
 3. In measuring the area of signs permitted under these regulations, the entire face of the sign (one side only), or, where the sign consists of raised letters, or a sign face of irregular shape, the sign area shall include the area of the smallest rectangle that can encompass the letters or sign face.
 4. In the residential districts, the maximum height of a sign shall be fifteen feet (15'). In all other zones, in no case, shall a sign be permitted to be placed higher than the existing building.
 5. No sign shall be erected in such a manner that would obstruct vision, ingress and/or egress, or interfere with traffic.
 6. No sign shall be located so as to block doors, operable windows or fire escapes, or access to them; nor shall a sign be attached to a fire escape.
 7. No sign shall be painted directly on a wall. Letters or other devices may be applied directly to a wall, but shall not extend more than twelve inches (12") from the wall.
 8. Freestanding signs shall be permitted only on zoning lots with a minimum of one hundred feet (100') of street frontage.
 9. Exterior political signs shall be permitted providing a deposit of \$50.00 has been made with the Zoning Officer and a permit obtained. Such signs shall not exceed six (6) square feet in area. All exterior political signs shall only be erected a maximum of twenty (20) days prior to the election and shall be removed within seven (7) days of the election, or the deposit shall be rescinded.

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*No requirements in zoning ordinance.

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§ 193-18. Signs.

A. Authority. Signs may be erected and maintained only when in compliance with the provisions of this chapter and any and all other ordinances and regulations of the borough which may be applicable.

B. Exclusions. The following shall not be subject to the provisions of this chapter unless otherwise specifically cited herein:

- (1) Signs of a duly constituted local, state or federal governmental body, including traffic or similar safety and regulatory devices, legal notices, railway warning signals, memorial signs or tablets.
- (2) Flags of a political, civic, religious or educational organization.
- (3) Small signs with a surface area not exceeding three (3) square feet, displayed for the direction or convenience of the public, which identify landmarks, parking areas, convenience facilities and similar features.
- (4) One (1) temporary nonlighted sign on a construction site, not exceeding an area of thirty-two (32) square feet, denoting engineer, architect, contractor or funding agencies and related information regarding the development.

C. Permitted signs.

- (1) R-1, R-2 and R-3 Districts. In the R-1, R-2 and R-3 residential districts, the following requirements shall apply:

(a) The following signs shall be permitted:

- [1] One (1) permanent identification sign for each dwelling unit, which may cite the name of the occupant, address and other distinguishing features of the structure or

(4) A sign shall be removed within thirty (30) days when the circumstances leading to its erection no longer apply or if safety violations occur. Circumstances which dictate sign removal shall include but shall not be limited to the following:

- (a) The creation of a safety hazard.
- (b) Dilapidation.
- (c) Vacancy or termination of the subject business for more than ninety (90) days.
- (d) Legal transfer of ownership of a property which involves a change of name or business activity.
- (e) The completion of an event, business transaction or other activity for which the sign was originally installed.
- (f) Any illegality under the provisions of this chapter or regulation of a duly constituted governmental authority.

(5) Signs shall be subject to the following regulations:

- (a) All lighting and illumination of signs shall conform to regulations regarding traffic hazards as specified in local and state regulations.
- (b) Signs may be illuminated, where permitted by this chapter, provided that the use of such illumination does not confuse, blind or distract vehicle operators on adjacent or nearby streets.
- (c) Signs or devices with flashing, moving or similar lighting or animation are prohibited in all zoning districts.

E. Permits.

- (1) A separate zoning permit shall be required for the erection of signs under this chapter, except that no

permit shall be required for the following exclusions:

- (a) Signs specified under § 193-18B of this chapter.
 - (b) Signs specified under § 193-18C(1)(a)[1], [2] and [5] of this chapter.
 - (c) Signs specified under § 193-18C(2)(a)[3], [4] and [5] of this chapter.
 - (d) Signs painted directly on the wall surface of a building which do not exceed twenty (20) square feet in area.
- (2) Each application for a permit shall be accompanied by a drawing to scale showing the proposed sign, the size, general characteristics, method of illumination, the exact location of the sign in relation to the lot and structure involved and other data as may be required by the Zoning Officer.
- (3) A fee shall accompany each application for a permit. Such fees shall be established by resolution of the Borough Council.

§ 193-19. Parking and loading requirements.

A. Procedure. An application for a zoning or building permit for a new or enlarged building, structure or use shall include therewith a plot plan drawn to scale and fully dimensioned, showing any off-street parking and loading facilities to be provided in compliance with the requirements of this chapter.

B. Extent of control.

- (1) At the time of the erection of any main building or structure, or when any such building or structure is enlarged or increased in capacity, or when any private or public facility use permitted under this

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B. Permit Issuance:

1. The Zoning Officer shall issue a permit after examining the application and accompanying information and the premises upon which the sign is proposed to be located if it shall appear that the proposed sign is in compliance with all of the requirements of this Part and any other applicable ordinance.
2. Such permit shall be valid for a period of six (6) months and all work for which the permit has been issued shall be completed within that period of time. If work has not commenced or been completed within the six (6) month period, the original permit shall be considered void and the applicant shall secure a new permit.
3. The Zoning Officer shall act within thirty (30) days of receipt of such application for a sign permit. Failure to approve or deny such application may be appealed to the Borough Council which may grant approval of the application.
4. Every applicant, before being granted a permit, shall pay to the Borough a permit fee according to a schedule of fees which shall be set by resolution of Borough Council. Borough Council may amend the schedule of fees at any time thereafter by resolution. The Zoning Officer shall not issue any sign permit where the application does not comply with the provisions of this Part.
5. The Zoning Officer is hereby authorized to revoke any sign permit upon failure of the applicant to comply with any provision of this Part.

C. Exclusions and Exemptions: The following shall not be subject to the provisions of this Part and shall not require a permit for erection unless otherwise so specified.

1. Signs of a duly constituted local, state or federal governmental body, including traffic or similar safety and regulatory devices, legal notices, railway warning signals, memorial signs or tablets.
2. Small signs with a surface area not exceeding two (2) square feet, displayed for the direction or convenience of the public which identify landmarks, parking areas, convenience facilities, meeting times and place of public, nonprofit, service or charitable organizations, placement of which shall be subject to approval of the Zoning Officer.
3. One (1) temporary nonlighted sign on a construction site, not exceeding an area of thirty-two (32) square feet on any single side of the sign, denoting the names of the developer, engineer, architect, contractor, marketing real estate agency, or funding agencies and/or related information regarding the development provided the following:

- a) Said temporary sign shall only be permitted in connection with commercial construction or renovation of a facility in excess of 5,000 square feet, or in connection with Multiple family construction or renovation of a facility of ten (10) or more units.
 - b) Said temporary sign shall be no more than two (2) sided.
 - c) Said temporary sign must be removed within the sooner of six-months or upon the first occupancy in the subject construction project.
4. One (1) temporary nonlighted real estate property sign, plus a maximum of two (2) "riders," pertaining to the sale or lease of property on which the sign is displayed, not exceeding a total area of seven (7) square feet on a single side (exclusive of frames, posts, chains, brackets, etc.) shall be exempt from permit requirements provided that:
- a) The maximum height of the top of the face of a free-standing sign shall be five feet (5'), and the maximum height of the top of any frame, post, bracket, etc. shall be six feet (6'). This height limitation shall not apply to temporary signage affixed to a building.
 - b) Said temporary sign shall be no more than two (2) sided)
 - c) Said temporary sign must be removed within three (3) days after the sale closing or lease of the subject property.
 - d) Said temporary signage shall not be permitted for the purpose of marketing properties that lease or sell areas for storage purposes.
 - e) Additionally, a real estate sign that advertises an open house, of no more than six (6) square feet in area on a single side, shall be permitted as a temporary sign for no more than twenty-four (24) hours.
5. Temporary signs advertising yard sales, street fairs or other temporary activities, or a temporary sign directing persons to the location of such activity. Such signs shall not exceed nine (9) square feet, and shall be erected no sooner than fourteen (14) days prior to the event and shall be removed within twenty-four (24) hours of termination of the event. Signs shall be erected only where permission has been granted by the property owner. No sign shall be permitted in a public right-of-way. A permit shall be required for all temporary signs except as otherwise exempted, which shall incorporate the specific dates of display.
6. Political campaign signs not exceeding six (6) square feet. Such signs shall be erected no sooner than thirty (30) days prior to the scheduled election, shall be removed within seven (7) days of the election and shall be erected only on sites where permission has

been granted by the owner thereof. No sign shall be permitted in a public right-of-way.

7. Decorative flags shall not require a sign permit.
8. Historic Signage: Restoration/preservation of such signage that does not otherwise comply with the provisions of this ordinance must first be presented to and designated as historic by Borough Council who shall have the sole right to make such designation and to impose any requirements or restrictions on same.

D. General Requirements: The following standards shall apply to signs in all zoning districts of the Borough:

1. No sign shall be located, designed or constructed in a manner to obstruct or interfere with any traffic control signal, sign or device, or intersection sight triangle.
2. No sign shall be permitted that is deemed to constitute a hazard of any kind, obscures light or air from a building, or prevents ingress or egress from any window or exit.
3. Signs may not be attached to utility poles or street trees, except for municipal purposes.
4. A sign shall be removed within thirty (30) days whenever the circumstances that led to its erection no longer apply or if safety violations occur. Circumstances that dictate sign removal shall include, but not be limited to, the following:
 - a) The creation of a safety hazard.
 - b) Dilapidation, as determined by the Zoning Officer.
 - c) Vacancy or termination of the subject business for more than two (2) months.
 - d) Legal transfer of ownership of a property that involves a change of name or business activity.
 - e) The completion of an event, business transaction or other activity for which the sign was originally installed.
 - f) Any illegality under the provisions of this Chapter or regulation of a duly constituted governmental authority.
5. Signs shall be subject to the following regulations:
 - a) Signs or devices with flashing, moving or similar lighting or animation are prohibited in all zoning districts. This restriction also applies to any interior signage placed inside of a window or other such transparent surface.
 - b) Illumination for signs shall be such that the light is concentrated upon such sign and there is not glare cast upon the street, the sidewalk or adjacent property.
 - c) No electrical bulbs shall be exposed unless satisfactorily shielded from view by a globe or other visible barrier.

6. No sign may be mounted on the roof of a building.
7. No business or industrial sign shall be placed to face an abutting residential district except when authorized as a use by special exception. (See Section 1520)
8. The size of the sign shall refer to the entire area of the sign facing including any border, framing or decorative attachment. In the case of free-standing letters, it shall be the area contained between the highest and lowest points of any letters, and the extremity point of the first and last letters.
9. Where a sign has two (2) faces, the area of both faces shall be included in determining the area of the sign, except that where two (2) such faces are placed back to back and are at no point more than two feet (2') from one another, the area of the sign shall be taken as the area of one (1) face. If the two (2) back to back faces are of unequal area, the area of the larger face shall be taken as the area of the sign.
10. Window signs shall not obscure entire glass area and at no time shall exceed forty percent (40%) of each window area, or a total of fifty (50) square feet (whichever is less). Window signs include any form of advertisement or display related to the business operation, its goods, services or prices thereof within or offered by the subject use (not including actual displays and merchandise).
11. Sign Area – Lot with Multiple Occupants:
 - a) First floor occupants: Shall be in keeping with provisions of this Part.
 - b) Upper floor occupants:
 1. Upper floor occupants shall be permitted to erect two (2) sign types: Projecting and/or window signs.
 2. A projecting sign shall not exceed a total sign area of eighteen (18) square feet, where each sign face shall not exceed nine (9) square feet.
 3. Any existing signs may be maintained as nonconforming signs; however, if the sign, its face or any portion thereof is to be replaced, in whole or in part, such replacement shall be in total conformity with this Part.
 4. Every sign in existence at the of the passage of the original Zoning Ordinance became effective, which did not conform to the provisions herein, shall be considered legally nonconforming and the Borough encourages such signs to be removed, altered, or replaced so as to conform with this Part, after any change in use or change of occupancy of property upon which the sign is erected or upon replacement of the existing nonconforming sign.

E. Prohibited Signs:

1. Roof signs.
2. Signs which flash, rotate or have motorized moving parts and signs containing reflective elements.
3. Moving, animated, flashing, revolving, inflatable or wind operated signs.
4. Any sign advertising or identifying a business or organization which is defunct or not located on the premises.
5. Signs which by reason of position, shape or color may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device.
6. Signs which constitute a hazard to pedestrian or vehicular traffic because of intensity or direction of illumination.
7. Backlit awnings or signs, and individually backlit lettering.
8. Changeable letter signs either electronic or manual.

F. Unsafe and Unlawful Signs: If the Zoning Officer finds that any sign or part thereof is unsafe, insecure, a menace to the public, not in good condition or repair, or has been constructed or located in violation of the provisions of this Part, he shall notify the owner thereof to comply with the provisions of this Part within the time specified from the date of receipt of such notice. If the owner fails to comply with such notice within the prescribed period, the Zoning Officer is hereby authorized to remove the illegal sign, or take whatever corrective action is necessary to bring it into compliance with this Part, and to collect the costs associated with such removal or corrective action from the owner, in the manner provided by law. The Zoning Officer shall refuse to issue any new sign permit to any applicant who refuses to pay any assessed costs.

G. Sign Removal: Any sign that no longer advertises an existing business conducted or product sold on the premises, shall be removed by the owner of the sign from the premises where it is located. The Zoning Officer, upon determining that all business operations have ceased, and noting that a sign exists, shall notify the owner of the premises in writing to remove the sign within thirty (30) days after the date of such notice. Upon failure to comply with such notice within the prescribed period, the Zoning Officer is hereby authorized to remove the sign and to collect in the manner provided by law the costs associated with such removal, from the owner of the sign or of the property. The Zoning Officer shall refuse to issue any new sign permit to any applicant or owner who refuses to pay any assessed costs.

H. Permitted Signs:

1. **P-Public District:** Signs shall be limited to those placed by the government unit having jurisdiction over the public site. No

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307.1 Permit: No sign, except a name plate, a political sign or temporary real estate sign as specified herein, shall hereafter be erected or altered in any way unless a sign permit has been issued by the Zoning Officer. Applications for sign permits shall include detailed drawings of the construction and design of the sign, and shall be accompanied by such fee as may be required by resolution of Council. Such sign permit shall not obviate compliance with building permit requirements as required by the Building Code.

307.2 Conformance: No new sign shall be permitted on any property unless every sign on the property shall be in conformance with this Section. A sign which is not expressly permitted is prohibited.

307.3 Animation: No sign shall move, flash, or emit noise.

307.4 Traffic Hazard: No sign shall be constructed, located, or illuminated in any manner which causes undue glare, distraction, confusion, nuisance, or hazard to traffic or other properties or which obstructs free and clear vision of traffic flow.

307.5 Name Plate Sign: One name plate sign not exceeding four (4) square feet in surface area and not internally illuminated is permitted which announces the name, address, or professional activity of the occupant of the premises or the name of the building.

307.6 Multi-family Name Plate Sign: One name plate sign for a multi-family structure not exceeding twelve (12) square feet in surface area is permitted which identifies the name of the structure for a multiple family dwelling, sanitarium, or tourist home. For any multiple family dwelling over four stories in height a name plate sign which is permanently attached to a wall of the structure and identifies only the name of the development is permitted, but the surface area shall not exceed one-third (33 1/3 percent) of the total area of the exposed wall surface of one story of the side of the structure to which the sign is affixed, and in no case shall the sign exceed two hundred and twenty-five (225) square feet.

307.7 Residential Development Sign: One residential development sign not exceeding twelve (12) square feet in surface area is permitted which identifies the name of the residential development, or a logo associated with the development. In the case of a residential development with more than one entrance, one residential development sign not exceeding twelve (12) square feet may be placed at each entrance to the development.

307.8 Bulletin Board: One bulletin board, not illuminated except by indirect light and not exceeding thirty (30) square feet in surface area is permitted in connection with any church, school, country club, or similar public structure.

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ARTICLE XIV
SIGN REGULATIONS

Section 1400 ERECTION AND MAINTENANCE OF SIGNS

Signs may be erected and maintained only when in compliance with the provisions of this Article and any and all other ordinances and regulations relating to the erection, alteration, or maintenance of signs and similar devices.

Section 1401 SIGNS IN THE S-C, R-1 AND R-2 DISTRICTS

The following types of signs and no other shall be permitted in the S-C, R-1 and R-2 Districts:

- A. Signs advertising the sale or rental of the premises upon which they are erected, when erected by the owner or broker or any other person interested in the sale or rental of such premises, may be erected and maintained, provided:
 - 1. The size of any such sign is not in excess of nine (9) square feet.
 - 2. Not more than two (2) signs are placed upon any property in single and separate ownership, unless such property fronts upon more than one (1) street, in which event two (2) such signs may be erected on each frontage.
- B. Signs indicating the location and direction of premises available for or in process of development, erected upon such premises and having inscribed thereon the name of the owner, developer, builder or agent may be erected and maintained, provided:
 - 1. The size of any such sign is not in excess of four (4) square feet, and not in excess of three (3) feet in length.
 - 2. Not more than one (1) such sign is erected on each one thousand (1,000) feet of street frontage.
- C. Signs bearing the word "sold" or the word "rented" with the name of the persons effecting the sale or rental may be erected and maintained provided the conditions in subsection (A) hereof are complied with and that such signs are removed within thirty (30) days.
- D. Signs of mechanics, painters, and other artisans may be erected and maintained during the period such persons are performing work on the premises on which such signs are erected, provided:
 - 1. The size thereof is not in excess of twelve (12) square feet.

2. Such signs are removed within seven (7) days of completion of the work.
- E. Trespassing sign, or sign indicating the private nature of a driveway or property provided that the size of any sign shall not exceed two (2) square feet.
 - F. Signs of schools, colleges, churches, hospitals, or other institutions of a similar nature may be erected and maintained, provided:
 1. The size of any such sign is not in excess of thirty-six (36) square feet.
 2. No more than two (2) signs are placed on a property in single and separate ownership, unless such property fronts upon more than one (1) street, in which event two (2) such signs may be erected on each frontage.
 - G. Signs advertising home occupations shall not be larger than twelve (12) inches by twenty-four (24) inches, and may include the name, occupation, and logotype or trade mark, if appropriate, of the practitioner. Such signs shall not be illuminated.
 - H. Signs advertising the sale of farm products when permitted by this Ordinance, provided:
 1. The size of any such sign is not in excess of six (6) square feet.
 2. Not more than two (2) signs are used.
 3. The signs shall be displayed only when such products are on sale.
 - I. Signs indicating the name and address of the owner of a residential property provided such signs are not in excess of six (6) square feet.
 - J. Permanently illuminated signs designating the name of the occupant and street name and house number may be attached to the surface of the structure if the letters and numbers are not in excess of three (3) inches.
 - K. All permanent signs shall be located a minimum of ten (10) feet from the street or road right-of-way if no sidewalk exists and four (4) feet from the inside edge of the sidewalk, if such a sidewalk exists.
 - L. Street or road signs are permitted at a height of not less than seven (7) feet above the top level of the curb; they may have a reflective surface.

- M. The bottommost part of any sign shall not exceed the height of two (2) feet above ground grade if not attached to a structure.
- N. No sign, permanent or temporary, shall be installed in the clear-sight triangle if it is in conflict with the clear-sight triangle requirements.
- O. In addition to the other requirements of this Section, every sign referred to herein must be constructed of durable materials, kept in sound condition and not allowed to become dilapidated.
- P. Each sign shall be removed within thirty (30) days when the circumstances leading to its erection no longer apply.
- Q. The following types of signs are expressly prohibited:
 - 1. Billboards or advertising signs.
 - 2. Animated, sequential, flashing or oscillating signs.

Section 1402 SIGNS IN THE R-3, C-1, C-2 and I DISTRICTS

- A. Billboards or advertising sign boards may be erected and maintained on the premises only when they relate or refer directly to the use conducted on the premises, or to the material or products made, sold or displayed on the premises. Such signs shall not exceed three hundred (300) square feet in area. No more than two (2) such signs shall be placed on a property in single or separate ownership unless such property fronts upon more than one (1) street, in which event two (2) such signs may be erected on each frontage.
- B. Signs bearing the name of the occupant and products manufactured, processed, sold or displayed may be erected and maintained on the premises. The size of business identification signs shall not exceed two hundred (200) square feet in area. No more than two (2) such signs shall be placed on a property in single or separate ownership unless such property fronts upon more than one (1) street, in which event two (2) such signs may be erected on each frontage.
- C. No sign shall exceed the height of the primary structure on the property on which it is located, except in the Highway Commercial Development District where the maximum allowable height shall be one hundred (100) feet.
- D. Overhead signs shall be at least nine (9) feet high, measured from the ground or pavement to the bottommost part of the sign.
- E. No sign shall project over a public sidewalk area more than eighteen (18) inches.

Bridgewater Borough

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Type and Definition of Signs not Requiring Permits	Max. No. of Signs Per Lot	Max. Sign Total Sign Area* on Residential Lots of Less than One Acre	Max. Total Sign Area* on Lots Other than Residential Lots of Less than One Acre	Other Requirements
<p>Political Sign. Advertises a person or party seeking political office or a political cause or opinion on a referendum or matter of political concern and which relates to a scheduled election or matter of upcoming vote by a governmental body.</p> <p>Persons posting political signs shall deposit \$25 with the Borough Secretary. The return of the deposit shall be conditioned on the removal of all signs within 30 days after the election. This requirement shall apply to signs posted in front of a dwelling or business with permission of the owner of the property, in front of polling places on election day or for a Federal office.</p>	4	32 total	32 total	Shall be placed a maximum of 90 days prior to election, vote or referendum and removed a maximum of 10 days after the election, vote or referendum. Persons posting political signs shall maintain a written list of location of signs. Political signs shall not be placed on private property without the prior consent of the owner. If a political signs does not meet these requirements, then it shall be regulated as an "off-premises sign."
<p>Proposed Development Sign. Announces a proposed subdivision or land development for which a sketch, preliminary or final plan has been submitted to the Borough, and which would involve a minimum of 10 dwelling units or a nonresidential principal building.</p>	1	8	20	Shall only be placed after the submission of a sketch, preliminary or final subdivision or land development plan to the Borough, and shall be removed when any of the following occur: 1) if plan is rejected or withdrawn, 2) for a residential development, when all of the approved units are sold, or 3) for a nonresidential development, when a permanent sign is placed.
<p>Public Services Sign. Advertises the availability of restrooms, telephone or other similar public convenience.</p>	No max.	2 each	2 each	

Brighton Township

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§ 195-115. Additional sign requirements.

- A. In addition to the other requirements of this chapter, every sign referred to in this article must be constructed of durable materials and must be kept in good condition and repair and not allowed to become dilapidated.
- B. Each sign shall be removed when the circumstances leading to its erection no longer apply.
- C. The construction or erection of any sign, except as herein specified, within the right-of-way lines of a public highway or street is hereby prohibited, except as a permanent sign built in conjunction with an ornamental entrance to a development stating only the name of such development of plan. An approved building permit shall be obtained before any such sign or structure is built. Upon approval of the agency responsible for road maintenance, temporary directional signs may be erected.
- D. No signs shall be constructed, altered or illuminated in any way to confuse, blind, distract or hinder the view of pedestrians and operators of motor vehicles on the highways or street adjacent to such signs.
 - (1) No artificial light or reflecting device shall be used as a part of a sign where such light or device interferes with, competes for attention with or may be mistaken for a traffic signal.
 - (2) Floodlighting shall be arranged so that the source of light is not visible from any point off the lot and that only the sign is directly illuminated thereby.
 - (3) The sign may be illuminated internally, provided that the source of reflected light is not directly visible or glaring.
 - (4) No sign may be illuminated red, green or yellow, or any combination thereof, if such sign will interfere with the effective visibility of a traffic signal or is to be located adjacent to a roadway so as to give the appearance or impression of a traffic signal.
 - (5) No illumination involving flashing or movement or causing the illusion of movement by reason of the lighting arrangement shall be permitted and all lighting which flashes, moves or oscillates is expressly prohibited.
- E. A nonconforming sign or similar device, located on a street or public highway, which is not kept in good repair or which creates a public nuisance or hazard shall be removed by the owners of said sign at such time that they are so notified by the Board of Township Supervisors.
- F. No sign shall be used for display or advertising, except that pertaining to the use conducted on the property or carried on within such building.
- G. No sign shall be placed in such a location or at such height that it will cause danger to traffic on a street or highway by obstructing the sight distance or view.
- H. Signs, where permitted in C-1 and C-2 Districts, shall be erected or placed in conformity with the side and rear yard requirements of the district in which located, except no sign shall be erected or placed closer than 50 feet to any R District boundary line, unless otherwise specifically permitted by this chapter.

- I. The following signs as herein defined are strictly prohibited: Advertising signs, flashing signs, moving signs, billboards or signboards and any sign which makes use of the words "stop," "look," "listen," "slow," "danger" or any other word, phrase, symbol or character so as to interfere with, mislead or confuse traffic.
- J. All signs requiring permits when located where their vertical height exceeds the horizontal distance to any highway or street right-of-way line or any property line shall, when required, submit stress sheets and calculations showing the structure is designed for dead load and wind pressure in any direction in accordance with the National Building Code Specifications for wind pressure on signs.
- K. A fourteen-day temporary sign permit may be issued for business or commercial signs to be used for advertising, on the premises, such events that are considered to be necessary for the conduct of business beyond the normal day-to-day operations, such as grand openings, special sales or special events, subject to the following:
 - (1) Sign shall not exceed 12 square feet in area.
 - (2) Signs will be permitted on site only.
 - (3) Signs will be limited to one in number.
 - (4) Signs shall not exceed a height of six feet.
 - (5) Signs shall not be illuminated.
 - (6) Advertising devices such as large, inflated balloons, searchlights and banners erected across public streets are prohibited.
- L. No sign shall be erected, placed or constructed in any district on a movable or portable base, sled, trailer vehicle or device of any type.
- M. Political signs shall not exceed 32 square feet in area, shall be erected no more than 30 days prior to the election and shall be removed within seven days following the election.
- N. While work is being conducted on site, a temporary sign not exceeding 12 square feet may be erected which identifies the contractor, artisans or painters providing the service.
- O. Municipal and municipally approved signs are exempt from the provisions of this section.
- P. Signs giving notice of public or community events, charitable fund-raising events or any similar activity of the general public interest may be erected subject to the following:
 - (1) Signs shall not exceed 12 square feet in area.
 - (2) No such sign may be illuminated.
 - (3) Signs shall be limited to two in number and may be erected off-site.
 - (4) Signs shall be erected no more than seven days prior to the event and shall be removed immediately upon completion of the event.

§ 195-116. Accessory uses in HC-1 and SC-1 Special Conservation Districts.

Signs may be erected in an HC-1 Health Care Service District or SC-1 Special Conservation District in compliance with the provisions of this article.

§ 195-117. Permits and fees for erection of signs.

- A. A permit shall be required for the erection of all signs regulated by this chapter, except that no permit shall be required for signs that meet the following requirements:
 - (1) Real estate signs in compliance with the requirements of this article.
 - (2) Nameplate signs in compliance with the requirements of this article.
 - (3) Traffic and parking signs in compliance with the requirements of this article.
- B. The applicant shall submit his application for a sign permit on a form furnished by the township, submitting all such information and plans as may be required.
- C. The applicant shall submit with his sign application a fee payable to the Township of Brighton in accordance with the fee schedule adopted by the Board of Township Supervisors¹⁰ to defray or help defray the cost of issuing said permits and inspecting the sign when erected to determine that it conforms to the provisions of this article.

**ARTICLE XV
Supplemental Regulations**

§ 195-118. Applicability.

The provision of this chapter shall be subject to such exceptions, additions or modifications as herein provided by the following supplemental regulations.

§ 195-119. Height regulations exceptions.

- A. Public, semipublic or public service buildings, including hospitals, institutional uses, churches, temples or schools, when permitted in a zoning district, may be erected to a height not exceeding five stories or 60 feet.
- B. Special industrial structures such as cooling towers, elevator bulkheads, fire towers, tanks and water towers which require a greater height than provided in the district may be erected to a greater height than permitted, provided that:
 - (1) The structure shall not occupy more than 25% of the lot area; and
 - (2) The yard requirements of the district in which the structure is erected shall be increased by one foot for each foot of height over the maximum height permitted.

¹⁰ Editor's Note: Said fee schedule is on file in the township offices.

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- 1702.12 Sign Location:** Except for Billboards, Political Signs and Off-Premises Directional Signs, as defined herein, where authorized by this Ordinance, all signs shall be located on the premises which they are intended to serve.

SECTION 1703 SIGNS AUTHORIZED IN ALL ZONING DISTRICTS

The following signs are authorized in all Zoning Districts:

- 1703.1 Bulletin Sign:** One (1) Bulletin Sign which is non-illuminated or indirectly or internally illuminated and which does not exceed twenty-four (24) square feet in surface area, shall be permitted in connection with any church, school, library or similar public or semi-public building.
- 1703.2 Real Estate Sign:** One (1) non-illuminated temporary Real Estate Sign shall be permitted on each lot provided the surface area of the sign shall not exceed six (6) feet in height. The Real Estate Sign shall not exceed twelve (12) square feet in surface area when located in any Residential Zoning District and shall not exceed thirty-two (32) square feet in any other Zoning District. Such sign shall be removed within thirty (30) days of the sale or rental of the property on which it is located.
- 1703.3 Development Sign:** One (1) non-illuminated temporary Development Sign shall be permitted on each lot provided the surface area of the sign shall not exceed thirty-two (32) square feet in surface area. The Development Sign shall not exceed six (6) feet in height when located in any Residential Zoning District and shall not exceed ten (10) feet in height in any other Zoning District. Such sign shall be removed within thirty (30) days of the sale or rental of the last lot or completion of the proposed construction in the development.
- 1703.4 Construction Sign:** One (1) non-illuminated temporary Construction Sign announcing the names of contractors, mechanics or artisans engaged in performing work on the premises shall be permitted on a lot, provided the sign shall not exceed twelve (12) square feet in area and shall be removed within thirty (30) days of the completion of the work.
- 1703.5 Temporary Special Event Sign:** One (1) non-illuminated Temporary Special Event Display Sign, as defined by this Ordinance, shall be permitted to be erected on the face of a public building, church or building housing a non-profit organization, provided that the area of the signs shall not exceed forty (40) square feet and provided the sign is displayed for a period no longer than thirty (30) days and is removed within five (5) days following the event that it is erected to promote.

1703.6 Home Occupation Identification Sign:

One (1) non-illuminated Home Occupation Identification Sign shall be permitted for an approved home occupation, provided that the surface area of the sign does not exceed one (1) square foot and the sign shall contain only the name, address and occupation of the resident and shall not contain any logo or other advertising.

1703.7 Political Signs:

Non-illuminated temporary Political Signs erected during a political campaign shall be permitted, provided that they are not of a type restricted by Section 1702.1(a) of this Ordinance and provided that the surface area of such signs shall not exceed six (6) square feet. The signs shall not be erected before twenty (20) days prior to the election and shall be removed within five (5) days after the election for which they were erected.

1703.8 Off-Premises Directional Signs:

A maximum of four (4) Off-Premises Directional Signs shall be permitted to be erected by any agency or business other than a governmental agency. The Off-Premises Directional Signs shall be non-illuminated and shall not exceed twelve (12) square feet in surface area. Such signs shall be permitted in the public right-of-way only if permission is granted by the owner of the right-of-way. Evidence of permission from the landowner shall be required for signs that are proposed to be erected on property owned by an owner other than the owner of the building or use the sign is intended to serve. Signs located outside the public right-of-way shall be located no more than ten (10) feet from the edge of the right-of-way or no more than fifteen (15) feet from the edge of the cartway, if the right-of-way is not contiguous with the front lot line.

1703.9 On-Premises Directional Signs:

On any lot which contains two (2) or more multifamily or nonresidential buildings and/or on any lot which provides more than one hundred (100) parking spaces, On-Premises Directional Signs shall be permitted, provided that the surface area of any one (1) sign shall not exceed four (4) square feet.

On lots with areas less than one (1) acre, a maximum of four (4) non-illuminated or indirectly illuminated On-Premises Directional Signs shall be permitted. On lots with areas of one (1) acre or more, a maximum of six (6) non-illuminated or indirectly illuminated On-Premises Directional Signs shall

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5. No combination of business enterprises may combine their interest to permit larger signs or increase the number of signs.
6. Such signs may be illuminated in accordance with the provisions of this Chapter.
7. Each business may erect signs directing and guiding traffic and parking on private property, but bearing no advertising matter. Such signs shall be limited to such information or instructions as necessary for the convenience of vehicular traffic in reaching such business.
 - (a) Such signs shall not exceed a gross surface area of three (3) square feet.
 - (b) Such signs may be illuminated in accordance with the provisions of this Part.
8. No sign shall exceed the height of thirty-five (35) feet above adjacent ground level and subject to this Part.
9. All wall-mounted signs shall be affixed to or displayed on the face of a building. Such signs shall not project or extend above or beyond the roof or eave line.
10. Overhead signs shall be at least nine (9) feet high measured from the adjacent ground grade.
11. No wall-mounted sign shall project over a sidewalk area available for public use more than twelve (12) inches.

C. Business sponsorship signs.

SECTION 1807 POLITICAL SIGNS

Political signs designed and intended to influence the vote of the electorate on a law, statute, ordinance, amendment, rule, regulation or other measure, or on the nomination or election of a candidate for any public office, shall be stationary, temporary, and unlighted except as otherwise permitted.

- A. Political signs are permitted in all zoning districts if stationary and non-illuminated. This section does not apply to political signs which are also billboards.
- B. Non-illuminated temporary political signs erected during a political campaign shall be permitted provided that the surface area of such signs shall not exceed thirty-two (32) square feet. The signs shall not be erected before thirty (30) days prior to the election and shall be removed within ten (10) days after the election for which they were erected. The Township may immediately remove and dispose of any political sign which is not removed within ten (10) days after the election for which it was erected.
- C. Political signs shall not be attached to street signs or poles.

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- k. The entire base of the Billboard structure shall be permanently landscaped with suitable shrubbery and/or bushes of minimum height of three feet placed in such a manner as to screen the foundation of the structure. Landscaping shall be maintained by the sign owner in an attractive and healthy manner in accordance with accepted conservation practices. Permanent landscaping shall form a base and backdrop to the advertising sign.
 - l. All cuts and grading shall be in accordance with Borough requirements. No bare cuts are permitted on a hillside. All cuts or fills are to be permanently seeded or planted.
 - m. A Billboard shall be properly maintained. A Billboard structure shall be entirely painted every three years. Every ten years the owner of the Billboard shall have a structural inspection made of the Billboard by a qualified Pennsylvania Registered Engineer or Architect. As a result of said inspection the owner of the Billboard shall provide to the Borough a certificate from the Engineer or Architect certifying that the Billboard is structurally sound. Annual inspections of the Billboard shall be conducted by the Borough to determine compliance with this section of the Zoning Ordinance. Those signs found to be in violation of this Ordinance shall be required to bring the Billboard into compliance with this Ordinance or to remove it within thirty (30) days upon proper notification by the Borough.
 - n. A Billboard with display lighting shall be constructed so that they do not glare upon adjoining property and shall not exceed a maximum average maintained horizontal foot-candle of 0.5 upon the adjoining property. Display lighting shall not operate between 12:00 Midnight and 5:00 A.M., prevailing local time. No Billboard structure, Sign Face, or display lighting shall move, flash, or emit noise. No Display lighting shall cause distraction, confusion, nuisance, or hazard to traffic, aircraft, or other properties. The use of colored lighting is not permitted.
- B. TEMPORARY OFF-PREMISES SIGNS:**
- 1. Signs of a political nature in support of a candidate for Primary or General Election may be erected on real estate located in any Zoning District by the Owner or Owners of that property provided:
 - a. The gross surface area of such sign shall not exceed sixteen (16) square feet in all R-1, R-2, R-3 and C-2 Districts or thirty-two (32) square feet in all C-1 and I-P Districts.
 - b. The total height of such sign shall not exceed six (6) feet above adjacent ground grade.

- c. Only one (1) such sign shall be erected and maintained on each property unless such property fronts on more than one (1) public street, in which event one (1) such sign may be erected on each frontage.
 - d. Such signs shall only be erected and maintained during the time period beginning four (4) weeks before an election and terminating one (1) week following that election.
 - e. The owner of the property upon which such sign is erected shall be responsible for the placement, maintenance, and removal of such sign in accordance with the terms of this Article.
 - f. No sign of a political nature shall be reflective or illuminated.
 - g. All such signs of a political nature shall be self-supporting or wall-mounted. Overhead signs, arched signs, and banners are prohibited.
2. Signs directing attention to a special event or seasonal temporary principal use within the Borough may be erected and maintained on real estate located in any Zoning District with the permission of the Owner or Owners of such property provided:
- a. The gross surface area of such self-supporting or wall-mounted sign shall not exceed sixteen (16) square feet in all R-1, R-2, R-3 and C-2 Districts and thirty-two (32) square feet in all C-1 and I-P Districts. All banners shall be so sized that they will not obstruct or impair vision or traffic or be hazardous to public welfare.
 - b. The total height of such self-supporting or wall-mounted sign shall not exceed six (6) feet above adjacent ground grade. All banners shall be placed at a height and location which will not obstruct or impair vision or traffic, subject to final approval of the Borough.
 - c. Only one (1) such sign shall be erected and maintained on each property unless such property fronts on more than one (1) public street, in which event one (1) such sign may be erected on each frontage.
 - d. Such signs shall be erected and maintained during the time period beginning four (4) weeks before such special event or use and terminating one (1) week following the special event or cessation of use.
 - e. All such signs shall be self-supporting or wall-mounted. Banners may be permitted as a Conditional Use upon the approval of Borough Council.
 - f. Such signs shall not be reflective or illuminated unless permitted as a Conditional Use upon the approval of Borough Council.

Darlington Borough

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***No zoning ordinance.**

Darlington Township

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- (1) A property fronts upon more than one (1) public street, in which event one (1) such sign may be erected on each frontage.
- (2) A property is in a tract of land in excess of seventy-five (75) acres, then such signs may be placed at a maximum rate of one (1) for every five hundred (500) feet of street frontage.

C. Such signs shall not be reflective or illuminated.

- 14.2.2. Signs bearing the word "sold" or the word "rented" with the name of the persons or corporate entity effecting the sale or rental may be erected and maintained in compliance with this Section provided such signs are removed within thirty (30) days of the date of the final sale or rental.

14.3 TEMPORARY SIGNS

- 14.3.1. Temporary signs designed and displayed for a seasonal or brief activity including, but not limited to, sales, specials, promotions, holidays, auctions, business openings and signs advertising properties for lease or sale may be erected on real estate located in any Zoning District by the Owner or Owners of that property provided:

- A. The gross surface area of such sign shall not exceed twenty (20) square feet in all districts.
- B. The total height of such sign shall not exceed six (6) feet above adjacent ground grade.
- C. Only one (1) such sign shall be erected and maintained on each property unless such property fronts on more than one (1) public street, in which event one (1) such sign may be erected on each frontage.
- D. Such signs shall only be erected and maintained during the time period beginning four (4) weeks before an event and terminating one (1) week following that event or use.
- E. The owner of the property upon which such sign is erected shall be responsible for the placement, maintenance, and removal of such sign in accordance with the terms of this Article.
- F. No sign shall be reflective or illuminated.
- G. All such signs shall be self-supporting or wall-mounted. Overhead signs, arched signs, and banners are prohibited.
- H. At no time shall such signs be placed on any utility pole.

- 14.3.2. Signs of mechanics, painters, and other artisans may be erected and maintained during the period such persons are performing work on the premises on which such signs are erected provided:

- A. The gross surface area of such sign shall not be in excess of twenty (20) square feet.
- B. Such signs shall not be reflective or illuminated.
- C. No more than one (1) such sign shall be placed upon each property.

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below 1,200° F.

- Q. Every sign shall be designed and anchored to withstand a steady horizontal wind pressure of at least 100 miles per hour regardless of the direction of air movement. No loads, except those of the sign itself plus normal snow and ice loads, shall be placed on the supports of the sign.
- R. Where glass panels on any sign exceed three square feet in area they shall be wire glass or shatterproof glass; otherwise glass areas shall be at least one-fourth-inch-thick safety glass.
- S. No sign shall be located so as to block doors, fire escapes, operable windows or access to them; nor shall a sign be attached to a fire escape. No sign shall, by reason of location or message content, create a traffic hazard by obstructing sight distances or confusing motorists.
- T. No sign shall be painted directly on a wall, but letters or other devices prepared elsewhere may be applied directly to a wall or to a display window.
- U. The computation of sign area shall be as follows:
 - (1) The surface area shall be computed by including the entire area within a single, continuous, rectilinear perimeter of not more than eight straight lines or a circle or an ellipse enclosing the extreme limits of the writing, representation, emblem or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework or bracing that is clearly incidental to the display itself.
 - (2) If the sign consists of more than one section or module, all of the area, including that between sections or modules, shall be included in the computation of the sign area.
 - (3) With respect to two-sided, multisided or three-dimensional signs, the sign surface area shall be computed by including the total of all sides designed to attract attention or communicate information.

§ 175-47. Sign standards classified by use.

All signs shall be divided into classifications based on the use of the individual sign. Each sign shall adhere to the following specific sign standards for their respective classifications:

- A. Advertising sign. A sign relating to commercial, industrial, private, recreational, public utility, or other similar business conducted on the premises in which the sign is located shall comply with the following:
 - (1) Wall signs are permitted for any business or use not identified by a ground sign. The maximum allowable size for any wall sign shall be one square foot of sign area for each linear foot of sign area or width of the building face to which the sign is attached but shall not exceed 35 square feet. Further, such sign shall not protrude above the structural wall of which it is a part. Where such sign consists of individual lettering or symbols attached to a building or wall, the area of the sign shall be considered to be part of the smallest rectangle or other regular geometric shape which encompasses all of the letters and symbols. Wall signs shall be limited to one per building or use. For buildings or uses on corner lots having at least 50 feet of frontage on two public rights-of-way, a second sign is permitted facing the right-of-way; the second sign shall not exceed 15 square feet.
 - (2) Freestanding signs shall be permitted only when the use has no wall sign visible from a public right-of-way. Freestanding signs shall not exceed a height of eight feet from ground level to the top of the sign and shall not exceed a height of 12 feet to the top of the sign support. The freestanding sign shall have a maximum sign area of 35 square feet.

- (3) A window sign consisting of individual letters or symbols shall not exceed 30% of the total glass area of the building front or 60 square feet, whichever is less.
 - (4) Signs shall only be permitted to be erected on the premises to which the sign relates.
 - (5) Freestanding signs shall not be located within 15 feet of any right-of-way line or 15 feet from any property line.
 - (6) Advertising signs are only permitted in the Highway Commercial District and Industrial District.
- B. Center sign. A business sign which provides identification at the entrance to a complex such as a shopping center, office complex, or industrial park shall comply with the following:
- (1) The sign shall devote no less than 50% of the total sign area to advertisement of the center's name.
 - (2) A center sign shall have a maximum size of 32 square feet.
 - (3) Individual uses within the center may be identified on the center sign, provided that no more than one sign per entrance is proposed and the size of such sign for the individual use shall not exceed four square feet.
 - (4) A center sign shall have a minimum setback of 15 feet from the street right-of-way line.
 - (5) Signs shall only be permitted to be erected on the premises to which the sign relates.
- C. Election signs. A sign directing attention to a candidate, political party, or a ballot issue shall comply with the following:
- (1) Signs may be displayed no more than 60 days prior to the election and must be removed within 48 hours of poll closing.
 - (2) Signs shall have a maximum sign area of six square feet.
 - (3) No sign shall be erected on any private property without the consent of the property owner.
 - (4) No sign shall be erected on public property.
- D. Home occupation. Designation or name signs indicating the name, profession, or activity of the occupant of the dwelling shall comply with the following:
- (1) Signs shall have a maximum size of two square feet.
 - (2) Signs shall not project more than six inches from a wall when attached to a building.
 - (3) Signs shall only be permitted to be erected on the premises to which the sign relates.
 - (4) The sign shall be limited to the name, address, occupation or activity, and logo or trademark.
 - (5) There may be no illumination of the sign.
- E. Identification signs. Signs identifying schools, churches, hospitals or similar institutions and for lodges, clubs, residential developments, parks, recreation areas, and other public assets shall comply with the following:
- (1) Signs shall have a maximum sign area of 16 square feet.
 - (2) Signs shall be mounted only with signs of similar meaning for identification.
 - (3) Identification signs shall not be placed with a street sign.

East Rochester Borough

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B. No building permit shall be issued until the Zoning Officer has inspected the application for such permit and certified that the proposed building or alterations comply with all of the provisions of this Chapter. It shall be the duty of the Zoning Officer to either approve or reject the application within fifteen (15) days from its receipt by the Secretary of the Borough. In the event of rejection, the Zoning Officer shall state in writing his reason for such rejection, citing specific sections of this Chapter.

C. No separate fee shall be charged for the inspection by the Zoning Officer of the application for a building permit.

2. Occupancy Permits.

A. An occupancy permit shall be required prior to the use or occupancy of a new building, structure or vacant land, or prior to the change in use of a building, structure, or land, or prior to the extension of a nonconforming use.

B. All applications for occupancy permits shall be on forms prescribed by the Council of the Borough of East Rochester and shall be filed with the Secretary of the Borough. No occupancy permit shall be issued until the Zoning Officer has inspected the premises for which the permit is sought and has certified that the premises complies:

(1) With the terms of the application for the building permit which may have been issued for the premises.

(2) With all the provisions of this Chapter.

(3) With all the provisions of such other ordinances of the Borough relating to building use, occupancy, and required sanitary sewer connections.

C. A fee, in an amount as established from time to time by resolution of the Borough Council, shall be paid to the Borough Secretary at the time of filing of the application for an occupancy permit, which fee shall be remitted to the Zoning Officer upon completion of his inspection. [Ord. 263]

3. Sign Permit.

A. No permanent or temporary sign as described in this Chapter shall be erected until a permit therefore has been issued by the Zoning Officer.

B. Application to the Zoning Officer shall be processed within one (1) week upon receipt of the written request to erect a sign and payment of a fee as predetermined from a fee schedule, as established from time to time by resolution and adopted by the Borough Council, provided the size and nature of the sign is in conformity with the provisions of this Chapter, and all other effective and applicable ordinances. [Ord. 263]

C. Refusal for a sign permit shall include a written statement to the applicant citing specific sections of this Chapter containing the reasons for denial.

D. Negligence to apply for a sign permit is punishable by a fine as prescribed by this Chapter. Payment of said fine does not grant approval to erect a sign.

4. Temporary Permit.

A. Temporary permits are required where it is intended that a mobile, temporary or seasonal use be located anywhere within the Borough for a very short period of time. Temporary permits are limited to a one (1)-week period renewable for a maximum of three (3) additional weeks during any one (1) calendar year unless otherwise specified in this Chapter.

B. Temporary permits are required for and in accordance with the following:

(1) Selling of Christmas trees in commercial districts or at churches, schools, clubs and lodges.

(2) Carnivals, circuses or street fairs.

(3) Mobile amusements and lighting equipment for promotion, advertisement and grand openings.

(4) Temporary parking of camping or recreational equipment in residential districts.

C. No temporary permit shall be used for any temporary use where said use would violate any of the provisions of this Chapter except upon approval of the Borough Council.

D. Written request to the Zoning Officer for a temporary permit shall be processed within one (1) week upon receipt of the request and payment of a fee as predetermined from a fee schedule as established from time to time by resolution and adopted by the Borough Council. [Ord. 263]

5. Fence Permits.

A. No fence as described in this Chapter shall be erected until a permit therefor has been issued by the Zoning Officer.

B. Application to the Zoning Officer shall be processed within one (1) week upon receipt of the written request to erect a fence and payment of a fee as predetermined from a fee schedule, as established from time to time by resolution and adopted by the Borough Council, provided the size and nature of the sign is in conformity with the provisions of this Chapter, and all other effective and applicable ordinances.

C. Refusal for a fence permit shall include a written statement to the applicant citing specific Sections of this Chapter containing the reasons for denial.

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§ 180-38

ECONOMY CODE

§ 180-38

ARTICLE VIII

Signs

§ 180-38. Compliance required.

Signs may be erected and maintained only when in compliance with the provisions of this Article and any and all other ordinances and regulations of this borough which may be applicable.

(Cont'd on page 18049)

- A. Display area of such signs shall not exceed thirty-two (32) square feet.
- B. No portion of the sign or its supporting structure shall occupy a public right-of-way.
- C. All lighting and illumination restrictions which apply to displays, signs and structures under this chapter shall apply.
- D. Permits for the placement of such signs shall be issued for a maximum of thirty (30) consecutive days and may be renewed no more than one (1) time during any consecutive one-hundred-eighty-day period.

§ 180-44. General standards.

The following standards shall apply to signs in all zoning districts of the borough:

- A. No sign shall be located or constructed to obstruct or interfere with any traffic control signal, sign, device or intersection sight triangle.
- B. All signs shall be constructed of durable materials; shall be kept in good condition and repair; and shall not be permitted to become unsightly or dilapidated.
- C. No sign shall be permitted that is deemed to constitute a hazard of any kind.
- D. Signs shall not be attached to utility poles except for authorized public purposes.
- E. A sign shall be removed within thirty (30) days when the circumstances that led to its erection no longer apply or if safety violations occur. Circumstances that dictate sign removal shall include, but not be limited to, the following:
 - (1) The creation of a safety hazard.
 - (2) Dilapidation.
 - (3) Vacancy or termination of the subject business for more than ninety (90) days.
 - (4) Legal transfer of ownership of a property that involves a change of name or business activity.
 - (5) The completion of an event, business transaction or other activity for which the sign was originally installed.
 - (6) Any illegality under the provisions of this chapter or regulation of a duly constituted governmental authority.
- F. Signs shall be subject to the following regulations:
 - (1) All lighting and illumination of signs shall conform to regulations regarding traffic hazards as specified in local and state regulations and shall not cause undue distraction, confusion or hazard.
 - (2) Signs or devices with flashing, moving or similar lighting or animation are prohibited in all zoning districts.
- G. Business signs shall be permitted only when in connection with a legal business or industry located on the immediate premises.

Ellwood City Borough

525 Lawrence Avenue
Ellwood City, PA 16117
Phone: 724-758-7777
Fax: 724-758-3044
lpecboro@zoninternet.net

***No requirements in zoning ordinance.**

Fallston Borough

**158 Beaver Street
New Brighton, PA 15066
Phone: 724-846-1865
Fax: 724-891-8156**

**Borough Secretary: Barbara Pagani
fallstonpaboro@myway.com**

***No zoning ordinance.**

Frankfort Springs Borough

**3371 State Route 18
Hookstown, PA 15050
Phone: 724-947-5178**

**Secretary: Dorothy Brodmerkel
Email: None**

***No zoning ordinance.**

Franklin Township

897 State Route 288
Fombell, PA 16123
Phone: 724-758-9702
Fax: 724-758-2414

Secretary: Shannon Schosser
twpsecretary@zoominternet.net

1105.3 All the requirements for surfacing, lighting and screening contained in Section 1103 shall apply to servicing areas.

1105.4 Vehicles using servicing areas should be able to enter and leave the property on which the servicing area is located moving in a forward direction.

Section 1106 – Processing of Parking Proposals

1106.1 Any development proposed, except for single family or two-family homes, shall include a plan for off-street parking in accordance with the requirements of this Article.

1106.2 The parking plan shall show the location of each parking space and access from a public street. In addition, the plan shall indicate the proposed grading of the lot and the system of stormwater removal, including, for paved lots, inlets, piping, detention basin and outfall.

ARTICLE 12: SIGNS

Section 1201 – General Stipulations

1201.1 The provisions of this Article are minimum standards intended to discourage roadside clutter and visual confusion, to allow unimpeded sight distances for drivers at property entrances, and to permit reasonably sized and located signage to draw attention to goods and services in the public interest.

1201.2 All signs erected after the adoption of this Ordinance shall be located upon the lot containing the activity, use or manufacturing process for which the sign is to be erected, except for off-premises directional signs and billboards.

1201.3 Sign structures legally in place when this ordinance is adopted may remain. However, if such signs exceed the requirements of this Article, they may not be enlarged or relocated except to conform with this Article, although a sign's message may be changed.

1201.4 This Article shall not apply to signs erected by any public body, to political signs, to the display of patriotic flags or banners, to temporary signs advertising events of a church or other semi-public institution, to "no hunting" or "no trespassing" signs, or to Christmas or other holiday decorations in season or to street address numbers.

1201.5 The following types of signs are prohibited:

- A. Signs placed upon a roof;
- B. Signs projecting above a parapet wall, above the cornice or gutter line of a sloped roof building, or beyond the edge of a wall;
- C. Animated signs, or signs illuminated by a flashing, pulsating or intermittent light source;
- D. Strings of bare bulbs except holiday decorations; and
- E. Signs lighted or positioned in such a manner as to create glare conditions on adjacent or nearby properties or streets, or to be capable of causing confusion with traffic control devices.

1201.6 No part of any sign or sign structure shall extend into a street right-of-way, or compromise sight lines for drivers entering a street or for drivers approaching an intersection.

1201.7 Signs shall be removed not more than sixty (60) days after the use or activity they advertise has been removed. If the building that housed the use or activity remains, the sign structure and signboard may also remain.

1201.8 In computing sign area, any border around the edges of the signboard as well as any features attached to the sign intended to call attention to the sign message shall be included in the measurement to determine conformance with this Article. When a sign has an irregular or free-form shape, a grid of one (1) foot squares may be applied to an elevation view of the sign drawn to scale to determine an acceptable approximation of the area.

1201.9 Sign areas indicated in this Article are for one (1) side. A reverse side of the same or a lesser size is permitted. For signs with more than two (2) sides, the total area of all sides shall be not more than twice the maximum permitted area for one (1) side. Normal sign supports, such as poles and posts, shall not be included in computing sign area if they carry no advertising. However, full width or enclosed support structures shall be included in computing the total sign area.

Section 1202 – Definitions of Sign Types

1202.1 Sign – any device, placard or structure that uses any graphics, symbols or writing to visually communicate a message to the public.

1202.2 Billboard – a sign that advertises a product or service that is not available on the property where the billboard is located.

1202.3 Business sign – a sign advertising goods or services available on the same property where the sign is located.

1202.4 Contractor sign – a temporary sign that advertises the services or work a contractor is providing on the premises where the services or work are being provided at the time, and to be removed within thirty (30) days after the services or work are completed.

1202.5 Free-standing sign – a sign supported on its own structure attached to the ground and not to a building.

1202.6 Identification sign – a sign that identifies the name and address of a homeowner or a home occupation.

1202.7 Information sign – a sign that directs traffic into and out of a property or gives other information regarding use of a parking lot or the property but includes no advertising.

1202.8 Institutional sign – a sign that identifies a public, religious or other not-for-profit facility and the activities it provides.

1202.9 Monument sign – a sign the entire bottom edge of which is attached to a foundation extending into the ground.

1202.10 Off-premises sign – a sign that is located along a major road to direct attention to a business or institution that is not located on the major road, placed with the permission of the owner of the property on which the sign is located.

1202.11 Political sign – a sign advertising a candidate running for public office not to exceed thirty-two (32) square feet in area and not to be placed more than thirty (30) days prior to the primary and general elections and to be removed within three (3) days after the primary or general election.

1202.12 Portable sign – a sign that is not permanently attached to a building or the ground, intended for a temporary use in anticipation of being replaced by a permanent sign, and including signs on wheels, whether the wheels are attached or not.

1202.13 Projecting sign – a sign attached along one (1) edge to a building wall and extending at least one (1) foot from the wall.

1202.14 Real Estate Sign – A sign indicating the availability of the property on which the sign is located for sale or rent, showing the name of the agency, the agent and the agent's address and telephone number only.

Freedom Borough

910 Third Avenue
Freedom, PA 15042
Phone: 724-728-5744
Fax: 724-775-7490

Secretary: Karen Willison
freedomborough@comcast.net

unloading shall extend onto the adjacent sidewalk or roadway or in any other manner hinder or impede the use thereof.

§ 205-26. Purpose.

This section is not meant to regulate parking but is intended to regulate the provision of off-street parking facilities in the interest of the safety and general welfare of the community.

**ARTICLE IX
Signs**

§ 205-27. Application.

Signs may be erected and maintained only when in compliance with the provisions of this section and any and all other ordinances and regulations of the Borough of Freedom relating to the erection, alteration or maintenance of signs and similar devices.

§ 205-28. Permitted uses.

Signs may be erected for the following purposes and no other:

A. R-1, R-2 and R-3 Residential Districts.

- (1) Signs advertising the sale, rental or development of property; signs indicating the location and direction of premises; signs erected by churches, schools or other similar institutions, provided that the area of the signs does not exceed twelve (12) square feet.
- (2) Small announcement signs designating professional offices such as those of a surgeon, attorney, engineer, architect or similar professional person, provided that such signs do not exceed two (2) square feet in area.

- (3) The bottom-most part of signs shall not exceed the height of two and one-half (2½) feet above ground level.
- (4) Signs shall be located a minimum distance of ten (10) feet from the street right-of-way.

B. B, I-1 and I-2 Districts.

- (1) All overhead signs are prohibited.
- (2) Signs normally contingent to a business, and erected at the site of such business, are permitted in B, I-1 and I-2 Districts unless otherwise specified by this chapter.
- (3) Signs, parking areas and buildings may be illuminated, provided that the use of such illumination does not confuse, blind or distract vehicle operators on the highways or streets adjacent to the site.

C. C Conservation District. All signs and billboards are prohibited in conservation districts except traffic control and directional signs considered necessary by local governmental or highway officials.

§ 205-29. Condition and maintenance.

In addition to the other requirements of this section, every sign referred to herein must be constructed of durable materials, kept in repair and not permitted to become dilapidated. Each sign shall be removed when the circumstances leading to its erection no longer apply.

§ 205-30. Purpose of sign used.

In addition to the other requirements of this section, no signs or other advertising displays shall be permitted, except those specifically pertaining to the use of the property on which they

are located. Further, all lighting and illumination of signs shall conform to accepted practices regarding hazards to traffic.

§ 205-31. Billboards.

Billboards are prohibited in all districts.

**ARTICLE X
Supplementary Regulations**

§ 205-32. Applicability.

The provisions of this chapter shall be subject to such exceptions, additions or modifications as herein provided by the following supplementary regulations.

§ 205-33. Essential services.

Essential services, as defined herein, shall be permitted in all districts, subject to restrictions approved by the Planning Commission with respect to use, design, yard area, setback and height.

§ 205-34. Dwellings on small lots.

Notwithstanding the limitations imposed by any other provisions of this chapter, the Zoning Hearing Board may permit erection of a dwelling on any lot (in a residential district, where permitted by this chapter) which, at the time of the effective date of this chapter, is on official record and containing an area or width smaller than that required for a single-family dwelling. In no case shall any dwelling be permitted within five (5) feet of a lot line in any residential district.

Georgetown Borough

P. O. Box 15
Georgetown, PA 15043
Phone: 724-573-9808
Fax: N/A

Borough Secretary: Marilyn A. Allison
malison@steelersfan.us

***No requirements in zoning ordinance.**

Glasgow Borough

155 Liberty Avenue
Midland, PA 15059
Phone: 724-764-7669
Fax: N/A

Borough Secretary: David Adkins Jr.
Email: None

*No zoning ordinance.

Greene Township

**P. O. Box 181, 1128 State Route 168
Hookstown, PA 15050
Phone: 724-573-1111
Fax: 724-573-5690**

**Secretary: Sandra J. Wright
sandy@greenetwp.comcastbiz.net**

***No requirements in zoning ordinance.**

Hanover Township

2731 State Route 18
Hookstown, PA 15050
Phone: 724-899-2642
Fax: 724-899-2690

Secretary: Sharon Vinci
svinci@hanovertwpbeaver.com

***No requirements in zoning ordinance.**

Harmony Township

2501 Woodland Road
Ambridge, PA 15003
Phone: 724-266-1910
Fax: 724-266-7330

Township Manager: Virginia Finnegan
harmonytwp@gmail.com

compliance with this Chapter or to remove it within thirty (30) days upon proper notification by the Township.

(14) A billboard with display lighting shall be constructed so that they do not glare upon adjoining property and shall not exceed a maximum average maintained horizontal foot-candle of one-half (0.5) upon the adjoining property. Display lighting shall not operate between 12:00 midnight and 5:00 a.m., prevailing local time. No billboard structure, sign face, or display lighting shall move, flash, or emit noise. No display lighting shall cause distraction, confusion, nuisance, or hazard to traffic, or other properties. The use of colored lighting is not permitted.

2. Temporary Off-Premises Signs.

A. Signs of a political nature in support of a candidate for primary or general election may be erected on real estate located in any zoning district by the owner or owners of that property provided:

(1) The gross surface area of such sign shall not exceed sixteen (16'²) square feet in all R-1, R-2 Zoning Districts or thirty-two (32'²) square feet in the Commercial or Industrial Zoning Districts.

(2) Only one (1) such sign shall be erected and maintained on each property unless such property fronts on more than one (1) public street, in which event one (1) such sign may be erected on each frontage.

(3) Such signs shall only be erected and maintained during the time period beginning four (4) weeks before an election and termination one (1) week following that election.

(4) The owner of the property upon which such sign is erected shall be responsible for the placement, maintenance, and removal of such sign in accordance with the terms of this Part 8.

(5) No sign of a political nature shall be reflective or illuminated.

(6) All such signs of a political nature shall be self-supporting or wall-mounted. Overhead signs, arched signs, and banners are prohibited.

B. Signs directing attention to a special event or seasonal temporary principal use within the Township may be erected and maintained on real estate located in any zoning district with the permission of the owner or owners of such property provided:

(1) The gross surface area of such self-supporting or wall-mounted sign shall not exceed sixteen (16'²) square feet in all R-1, R-2 or thirty-two (32'²) square feet in the Commercial or Industrial Zoning Districts. All banners shall be so sized that they will not obstruct or impair vision or traffic, subject to final approval of the Township.

(2) All banners shall be placed at a height and location which will not obstruct or impair vision or traffic, subject to final approval of the Township.

Homewood Borough

102 Second Ave., Homewood
Beaver Falls, PA 15010
Phone: 724-971-6891
Fax: 724-359-5196

Borough Secretary: Amy Jo Cragle
homewoodsec@gmail.com

Type and Definition of Signs not Requiring Permits	Max. No. of Signs Per Lot	Max. Sign Total Sign Area* on Residential Lots of Less than One (1) Acre	Max. Total Sign Area* on Lots Other than Residential Lots of Less than One (1) Acre	Other Requirements
<p><u>Political Sign.</u> Advertises a person or party seeking political office or a political cause or opinion on a referendum or matter of political concern and which relates to a scheduled election or matter of upcoming vote by a governmental body.</p> <p>Persons posting political signs on property that they do not own shall deposit \$25 with the Borough Secretary. The return of the deposit shall be conditioned on the removal of all signs within thirty (30) days after the election. This requirement shall apply to signs posted in front of a dwelling or business with permission of the owner of the property, in front of polling places on election day or for a Federal office.</p>	4 total	32 total	32 total	Shall be placed a maximum of 90 days prior to election, vote or referendum and removed a maximum of ten (10) days after the election, vote or referendum. Persons posting political signs shall maintain a written list of location of signs. Political sign shall not be placed on private property without the prior consent of the owner. If a political signs does not meet these requirements, then it shall be regulated as an "off-premises sign."
<p><u>Proposed Development Sign.</u> Announces a proposed subdivision or land development for which a sketch, preliminary or final plan has been submitted to the Borough, and which would involve a minimum of ten (10) dwelling units or a nonresidential principal building.</p>	1 total	8 total	20 total	Shall only be placed after the submission of a sketch, preliminary or final subdivision or land development plan to the Borough, and shall be removed when any of the following occur: 1) if plan is rejected or withdrawn, 2) for a residential development, when all of the approved units are sold, or 3) for a nonresidential development, when a permanent sign is placed.
<p><u>Public Services Sign.</u> Advertises the availability of restrooms, telephone or other similar public convenience.</p>	No max.	2 each	2 each	

Hookstown Borough

262 Main Street, P. O. Box 176
Hookstown, PA 15050
Phone: 724-573-9556
Fax: N/A

Secretary: Joy Galicic
Email: None

*No zoning ordinance.

Hopewell Township

1700 Clark Boulevard
Aliquippa, PA 15001
Phone: 724-378-1460
Fax: 724-378-3034

Manager: Norm Kraus
hopewellmgr@hopewelltp.com

Officials and Code Administrators Code Specifications for wind pressure on signs.

- J. A temporary business or identification sign in accordance with the provisions of this Ordinance may be displayed for not more than a fourteen (14) day period, semiannually, by obtaining a temporary sign permit, provided:
 - 1. In Residential Districts, no other signs are erected upon the same property except a nameplate sign.
- K. No sign shall be erected, placed or constructed in any district on a movable or portable base, sled, trailer vehicle or device of any type where the principal use of the base, sled, trailer vehicle or device is for the purpose of displaying a sign which is capable of being moved or transported from one (2) location to another.

Section 1805

SIGN PERMITS

- A. A permit shall be required for the erection of all signs in all districts regulated by this Ordinance, except no permit shall be required for the following signs that meet the requirements of this Ordinance:
 - 1. Real estate signs.
 - 2. Directional signs.
 - 3. Nameplate signs.
 - 4. Traffic and parking signs.
- B. The applicant shall submit his application for a sign permit on a form furnished by the Zoning Officer, submitting all such information and plans as may be required.

Independence Township

104 School Road
Aliquippa, PA 15001
Phone: 724-378-3739
Fax: 724-378-8792

Secretary/Treasurer: Wendy-Potts Fleegal
independencetwp@ghrip.com

- B. Signs per unit of use, affixed to the subject premises, within the site shall be limited to one square foot of sign area per lineal foot of frontage, up to a maximum of 100 square feet of sign area.
- C. Signs shall be located a minimum distance of 25 feet from the public street right-of-way line.
- D. No sign shall be set closer than 50 feet of a rear or side property line.

§ 200-34. Portable or mobile signs.

Portable or mobile signs and other similar advertising displays may be used for special sales, announcements and related purposes, subject to the following provisions:

- A. Display area of such signs shall not exceed 32 square feet.
- B. No portion of the sign or its supporting structure shall occupy a public right-of-way.
- C. All lighting and illumination restrictions which apply to displays, signs and structures under this chapter shall apply.
- D. Permits for the placement of such signs shall be issued for a maximum of 30 consecutive days and may be renewed no more than one time during any consecutive one-hundred-eighty-day period.

§ 200-35. General standards.

The following standards shall apply to signs in all zoning districts of the Township:

- A. No sign shall be located or constructed to obstruct or interfere with any traffic control signal, sign, device or intersection sight triangle.
- B. All signs shall be constructed of durable materials; shall be kept in good condition and repair; and shall not be permitted to become unsightly or dilapidated.
- C. No sign shall be permitted that is deemed to constitute a hazard of any kind.
- D. Signs shall not be attached to utility poles except when authorized for public purposes by the pole owner.
- E. A sign shall be removed within 30 days when the circumstances that led to its erection no longer apply or if safety violations occur. Circumstances that dictate sign removal shall include, but not be limited to, the following:
 - (1) The creation of a safety hazard.
 - (2) Dilapidation.
 - (3) Vacancy or termination of the subject business for more than 90 days.
 - (4) Legal transfer of ownership of a property that involves a change of name or business activity.

- (5) The completion of an event, business transaction or other activity for which the sign was originally installed.
 - (6) Any illegality under the provisions of this chapter or regulation of a duly constituted governmental authority.
- F. Signs shall be subject to the following regulations:
- (1) All lighting and illumination of signs shall conform to regulations regarding traffic hazards as specified in local and state regulations, and shall not cause undue distraction, confusion or hazard.
 - (2) Signs or devices with flashing, moving or similar lighting or animation are prohibited in all zoning districts.
- G. Business signs shall be located only on the premises of the business or industry that they advertise.

§ 200-36. Permits.

- A. A separate zoning permit shall be required for the erection of signs under this chapter, except that no permit shall be required for the following exclusions:
- (1) Signs specified under § 200-30 of this chapter.
 - (2) Signs specified under § 200-31A(1), (2), (5), (5), and (7) of this chapter.
- B. Each application for a permit shall be accompanied by a drawing to scale showing the proposed sign, the size, general characteristics, method of illumination, the exact location of the sign in relation to the lot and structure involved and other data as may be required by the Zoning Officer.
- C. A fee shall accompany each application for a permit. Such fees shall be established by resolution of the Township Board of Supervisors.

**ARTICLE XI
Parking and Loading Requirements**

§ 200-37. Procedure.

An application for a zoning permit for a new or enlarged building, structure, or use, shall include therewith a plot plan drawn to scale and fully dimensioned, showing off-street parking and loading facilities to be provided in compliance with the requirements of this chapter.

§ 200-38. Extent of control.

- A. At the time of the erection of any main building or structure, or when any such building or structure is enlarged or increased in capacity, or when any private or public facility

Industry Borough

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Industry, PA 15052
Phone: 724-643-4360
Fax: 724-643-6039

Secretary: Kimberly A. Kelley
industryboro@comcast.net

- A. Signs of a duly constituted local, state or federal governmental body, including traffic or similar safety and regulatory devices, legal notices, railway warning signals, memorial signs or tablets.¹⁹
- B. Small signs with a surface area not exceeding three square feet, displayed for the direction or convenience of the public which identify landmarks, parking areas, convenience facilities and similar features.²⁰
- C. One temporary non-lighted sign on a construction site, not exceeding an area of 32 square feet, denoting engineer, architect, contractor or funding agencies and related information regarding the development.²¹

§ 140-63. Permitted signs in R-1, R-2 and R-3 Districts.

In the R-1, R-2, and R-3 Districts, the following requirements shall apply:

- A. The following signs shall be permitted:
 - (1) One permanent identification sign for each dwelling unit, which may cite the name of the occupant, address and other distinguishing features of the structure or property. Such signs shall not exceed two square feet in area.²²
 - (2) One temporary non-lighted real estate sign pertaining to the sale, lease, hire or rental of property on which the sign is displayed, not to exceed six square feet in area.²³
 - (3) One announcement sign designating a bed-and-breakfast, professional uses, group residential facilities, day care or home occupations, provided that all such signs shall be limited to three square feet in area.
 - (4) One permanent announcement sign erected by churches, schools, hospitals, funeral homes, cemeteries, municipal facilities, business activities or similar permitted uses, which may include any appropriate message, provided that the area of such sign shall not exceed 24 square feet in area.
 - (5) Temporary signs advertising a garage sale, political campaign, street fair or other temporary activity, or a temporary sign directing persons to the location of such activity. Signs shall not be placed more than 15 days prior to the activity and must be removed within seven days of termination of the activity and shall not exceed six square feet in area.²⁴
 - (6) Signs relating to the sale of farm products produced on the premises in R-1 Districts, and temporary signs relating to the sale of agricultural products produced on the

¹⁹ Note: No zoning permit required.

²⁰ Note: No zoning permit required.

²¹ Note: No zoning permit required.

²² Note: No zoning permit required.

²³ Note: No zoning permit required.

²⁴ Note: No zoning permit required.

premises in all residential districts. Such signs shall be displayed only when seasonal sales are taking place and removed when not applicable. Said signs shall not exceed six square feet in area.²⁵

- B. Signs in all R Districts shall be located a minimum distance of four feet from the street or road right-of-way if no sidewalk exists, and two feet from the inside edge of the walk, if such a walk exists.
- C. The bottommost part of a sign shall not be more than two feet above ground level, except signs attached to a building. No sign shall project above a roof or be mounted on a building above the eave line of a roof or extend above a public sidewalk.

§ 140-64. Permitted signs in C-1 and C-2 Districts.

In the commercial districts, the following requirements shall apply:

- A. The following signs shall be permitted:
 - (1) Temporary signs not exceeding six square feet in area advertising the sale or rental or development of property.²⁶
 - (2) Signs advertising business conducted or services, material or equipment for sale on the premises.
- B. Business signs shall have an aggregate area not greater than 1 1/2 square feet for each linear foot of width of the principal building on the premises that face the principal abutting street.
 - (1) No sign shall exceed 32 square feet in area.
 - (2) Signs shall be located a minimum distance of 10 feet from the street right-of-way line.
 - (3) No sign shall be mounted on a building above the eave line of a roof or extend above a public sidewalk or vehicular right-of-way.

§ 140-65. Signs in integrated (planned) shopping centers and integrated industrial areas.

Business signs established for shopping centers and integrated industrial areas shall meet the following criteria:

- A. Total combined maximum area of all freestanding pole signs and/or ground signs:
 - (1) For facilities with highway frontage of between 150 linear feet and 250 linear feet, the following requirements shall apply:

²⁵ Note: No zoning permit required.

²⁶ Note: No zoning permit required.

**Highway Frontage
(linear feet)****Maximum Sign Area
(square feet)**150 to 200
201 to 250300
400

- (2) For facilities with highway frontage in excess of 250 linear feet: 500 square feet maximum.
- B. Signs per unit of use, affixed to the subject premises, within the site shall be limited to one square foot of sign area per linear foot of principal building frontage, up to a maximum of 100 square feet of sign area.
- C. Signs shall be located a minimum distance of 25 feet from the public street right-of-way line.
- D. No sign shall be set closer than 50 feet to a rear or side property line.

§ 140-66. Portable or mobile signs.

Portable or mobile signs and other similar advertising displays for special sales, announcements and related purposes shall be subject to the following provisions:

- A. Display area of temporary signs shall not exceed 32 square feet. Said area may be in addition to maximum areas specified in this article.
- B. No portion of the sign or its supporting structure shall occupy a public right-of-way.
- C. Permits for the placement of such signs shall be issued for a maximum of 30 consecutive days and may be renewed no more than one time during any consecutive one-hundred-eighty-day period.

§ 140-67. General standards.

The following standards shall apply to signs in all zoning districts of the borough:

- A. No sign shall be located or constructed to obstruct or interfere with any traffic control signal, sign, device or intersection sight triangle.
- B. All signs shall be constructed of durable materials, shall be kept in good condition and repair and shall not be permitted to become unsightly or dilapidated.
- C. No sign shall be permitted that is deemed to constitute a hazard of any kind.
- D. Signs shall not be attached to utility poles except when authorized for public purposes by the pole owner.
- E. A sign shall be removed within 30 days when the circumstances that led to erection no longer apply or if safety violations occur. Circumstances that dictate sign removal shall include but not be limited to the following:
- (1) The creation of a safety hazard.
 - (2) Dilapidation.

- (3) Vacancy or termination of the subject business for more than 90 days.
- (4) Legal transfer of ownership of a property that involves a change of name or business activity.
- (5) The completion of an event, business transaction or other activity for which the sign was originally installed.
- (6) Any illegality under the provisions of this chapter or regulation of a duly constituted governmental authority.

F. Signs shall be subject to the following regulations:

- (1) All lighting and illumination of signs shall conform to regulations regarding traffic hazards as specified in local and state regulations and shall not cause undue distraction, confusion or hazard.
- (2) Signs or devices with flashing, moving or similar lighting or animation are prohibited in all zoning districts.

G. Business signs shall be permitted only when in conjunction with a business or industry located on the immediate premises, except for billboards. Billboards may be permitted as a conditional use when approved by the Zoning Hearing Board as a special exception, provided that the following requirements are met:

- (1) Location.
 - (a) Billboards shall not be erected within 100 feet of the right-of-way line of a public road.
 - (b) Billboards shall be limited to R-1 Rural Residential and I Industrial Districts.
 - (c) Billboards shall not be erected within 100 feet of the boundary line of any R-2, R-3, C-1 or C-2 District.
- (2) Size and height.
 - (a) Billboards shall have a maximum allowable gross surface area of 300 square feet per sign face. An advertising sign may have a maximum of two sign faces per billboard structure. As used in this section, "sign face" shall mean the entire area within a single continuous perimeter enclosing the extreme limits of writing, representation, emblem or any figure or similar character, together with any frame or other material, excluding necessary supports or uprights upon which such sign is placed. For signs utilizing individual letters or figures or characters mounted directly on a wall or a structure, the sign face shall be the entire area within a single continuous perimeter enclosing the extreme limits of the writing, representation or other communication material.
 - (b) The billboard's gross surface area shall not exceed 20 feet in total height or 40 feet in total length.
 - (c) Billboard structures shall be limited to a maximum height of 40 feet above the curb of the roadway from which it is intended to be viewed. However, the height

Koppel Borough

P. O. Box I
Koppel, PA 16136
Phone: 724-846-8960
Fax: 724-846-8960

Borough Secretary: Karen Krupa
kboro@zoominternet.net

Borough of Koppel Zoning Ordinance

Table 6-3 (cont.) Required Accessible Parking Spaces	
Total Parking Spaces in Lot	Minimum Accessible Spaces
201-300	7
301-400	8
401-500	9
501-1,000	2% of Total
Over 1,000	20 (plus 1 per 100 over 1,000)

SECTION 612

SIGNS

612.1 The following regulations shall apply to all permitted signs in all zoning districts:

- 612.1.1** No sign hereafter shall be erected, moved, enlarged, replaced, illuminated or altered except in accordance with the provisions of this ordinance and any other ordinances and/or regulations enacted by the municipality. The completion of an application and the subsequent issuance of a permit by the zoning officer are required prior to any of these actions occurring.
- 612.1.2** General repair and maintenance of any sign shall not, in and of itself, be considered an alteration.
- 612.1.3** All such applications must be accompanied by the appropriate fee, plans in duplicate, drawn to scale, showing the exact size, shape and dimensions of such signs and their proposed location or placement upon any land, building, structure or premises.
- 612.1.4** Any application for a permit for the erection of a sign or other advertising structure in which electrical wiring and connections are to be used shall be submitted to the Codes Enforcement Officer. All specifications for each sign and all parts thereof (including framework, supports, background, anchors, and wiring systems) must meet, at a minimum, the requirements as set forth in the building (BOCA), electrical, and fire prevention codes adopted by the municipality, as they now exist or as they may hereafter exist. In the absence of an electrical ordinance, the National Electrical Code shall be used as the standard for all wiring systems.
- 612.1.5** A person shall not erect, install remove or replace any sign for which a permit is required under the provisions of this Ordinance until proof of liability insurance coverage in an amount not less than fifty thousand dollars (\$50,000) for injury to one (1) person and one hundred thousand dollars (\$100,000) for injury to two (2) or more persons caused by or resulting from said sign has been filed. A person shall not maintain any sign for which a permit is required under the provisions of this Ordinance until there has been filed with coverage naming the municipality as additional insured, in an amount of not less than one hundred thousand dollars (\$100,000) for injury to two (2) or more persons caused by or resulting from said sign.
- 612.1.6** All signs shall conform to the minimum yard requirements of the zone in which they are permitted.

Borough of Koppel Zoning Ordinance

- 612.1.7** No signs, except those deemed as official traffic signs by the municipality, county or state, on streets within their respective jurisdiction, shall be erected within two feet of any street, or within any public right of way. All signs located on properties adjacent to the legal right of way shall allow adequate clearance for motor vehicles and pedestrians. Signs, architectural projections, or sign structures projecting over vehicular access areas must be at a minimum, seventeen feet, six inches (17' - 6") above the finished grade, which conforms to the minimum height clearance limitations, set forth in Penn DOT regulations. Any signs over pedestrian access areas must be at least seven (7) feet above the finished grade.
- 612.1.8** Signs as referred to in this section or elsewhere in this chapter shall be constructed of durable materials and shall be kept in good condition and repair. Permitted signs shall be adequately maintained so as to not show evidence of deterioration, which includes, but is not limited to peeling, rust, dirt, fading, discoloration or holes. Signs requiring illumination will be illuminated as specified in the ordinance. In addition, when any sign becomes insecure, in danger of falling, or is otherwise deemed unsafe by the code official, or if any sign shall be unlawfully installed, erected, or maintained in violation of any of the provisions of this ordinance, the owner of the sign in question or the person or firm using the sign shall, upon written notice by the code official forthwith in the case of immediate danger, and in any case within not more than ten (10) days, make such sign conform to the provisions of this ordinance, or shall remove it. If within ten (10) days the order is not complied with, the owner of the building, structure or ground on which the sign is located shall be subject to the penalties identified in this ordinance.
- 612.1.9** All signs located in a commercial district may be illuminated internally or by directed or reflected light, provided that the source of light is not visible and does not directly illuminate the adjoining premises, and provided that such illumination shall not be so placed as to cause confusion or a hazard to traffic or conflict with traffic control signs or lights. The lighting shall not be directed towards a residential zoning district or residential building or be located less than one hundred (100) feet from the boundary line of the residential zoning district.
- 612.1.10** All signs shall be located on the property containing the land use identified by the sign.
- 612.1.11** No sign shall have flashing or intermittent illumination, change colors, vary in intensity or hue or emit any sound. Signs shall be non-moving stationary structures and shall have nonmoving components. Signs, which contain sound, audible messages and music, are also prohibited.
- 612.1.12** No sign shall be erected containing information that states or implies that a property may be used for any purpose not permitted under the provision of this Zoning Ordinance.
- 612.1.13** Any sign which was lawfully in existence prior to the effective date of this Zoning Ordinance, or of any amendment to such ordinance heretofore or hereafter enacted; or prior to the application of such ordinance or amendment thereto to its location by reason of annexation, and which did not conform or comply with the provisions of the said ordinance or amendment at the time of their enactment shall be considered a legal nonconforming sign and may continue in such status

Borough of Koppel Zoning Ordinance

until such time as it is either abandoned or removed by its owner, subject to the following limitations:

- 612.1.13.1** A nonconforming sign of any type shall not be moved to another position or location upon the building, structure or lot on which it is located, nor shall the size or area of such nonconforming sign be altered or increased or its structure or construction be altered or changed.
- 612.1.13.2** Whenever any nonconforming sign has been damaged or destroyed by any means to the extent of fifty percent (50%) of its market value at the time of destruction or damage, such sign shall not be restored or replaced, unless it conforms to all provisions of this ordinance.
- 612.1.13.3** Whenever a non-conforming sign is discontinued for a continuous period of more than six (6) months, then such nonconforming sign together with its panel cabinet, supports, braces, anchors, and electrical equipment shall be removed within fourteen (14) days from the end of the aforesaid six (6) month period and the use of the signs upon such building, structure or land shall not be resumed except in accordance with the provisions of this chapter.
- 612.1.14** No permit for any advertising sign, light string, exterior portable sign or an exterior wind or power device of display or flags or pennants used for gaining attention shall be issued.
- 612.1.15** A temporary interior sign shall cover a maximum of twenty-five percent (25%) of the window area on which the sign is affixed.
- 612.1.16** A business or identification sign mounted to the face of a building shall conform to the following standards:
 - 612.1.16.1** A minimum letter, number or symbol area of fifty percent (50%) of the sign area.
 - 612.1.16.2** The maximum height of a letter, number or symbols shall be ten percent (10%) of the height of the first story or two and one-half (2-1/2) feet, whichever is less.
 - 612.1.16.3** The sides of individual back-lighted letters, numbers or symbols shall be constructed of an opaque material that is different from the material used for the front of the letter, number or symbol.
- 612.1.17** Real estate signs related to prospective sale, rent or lease of the land or building in any zoning district within the municipality, provided that the sign area on one (1) side of a single face sign not to exceed six (6) square feet, or one (1) double-face sign not to exceed a total of twelve (12) square feet. Such signs shall be removed within fifteen (15) days following the sale of the building or property.
- 612.1.18** All political signs must be removed within seven (7) days after the date of either the primary or general election.

612.2 Sign Area

- 612.2.1** The area of a sign shall include all lettering wording and accompanying designs and symbols together with the background whether open or enclosed, on which they are displayed, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop

Marion Township

**485 Hartzell School Road
Fombell, PA 16123
Phone: 724-452-1986
Fax: 724-452-6619**

**Secretary: Marilyn Zona
mariontwp@zoominternet.net**

Article XI Replace existing Article XI, Sign Requirements in its entirety, as follows:

91-3

ARTICLE XI

Sign Requirements

Section 11.0 Authority

Signs may be erected and maintained only when in compliance with the provisions of this Article and any and all other ordinances and regulations of this Township that may be applicable.

Section 11.1 Exclusions

The following listed signs and related elements shall not be subject to the provisions of this Article unless otherwise specifically cited therein; except that all standards, staffs, poles and fixtures used for the display of said signs and elements shall be installed in compliance with setback and other applicable requirements for the district in which they are placed.

- *1. Signs of a duly constituted local, state or federal governmental body, including traffic or similar safety and regulatory devices, legal notices, railway warning signals, memorial signs or tablets.
- *2. Noncommercial signs displayed for the direction or convenience of the public that identify historic landmarks, parking areas, public facilities and similar features.
- *3. One (1) temporary sign on a construction site denoting engineer, architect, contractor or funding agencies and related information regarding the development.
- *4. National, state and municipal flags and emblems.

* Does not require permit (Section 11.6)

(f)

- *5. Identification and advertising signs painted on accessory structures in A-1 Zoning Districts that relate to on-site agricultural pursuits.
- *6. Signs relating to the sale of farm products produced on the premises in A-1 Districts.
- *7. Temporary signs advertising political campaigns. Said signs shall be removed within ten (10) days following the election.
- *8. Temporary signs advertising a garage sale, street fair or other temporary public or private activity, or temporary signs directing persons to the location of such activity. Signs shall be removed within 48 hours of termination of the activity.

Section 11.2 Permitted Signs - A-1 and R-1 Districts

In the A-1 and R-1 Districts the following requirements shall apply:

1. The following signs shall be permitted:

- *a. One (1) permanent identification sign for each dwelling unit, which may cite the name of the occupant, address and other distinguishing features of the structure or property. Such signs shall not exceed four (4) square feet in area.
- *b. One (1) temporary nonlighted real estate sign pertaining to the sale, lease, hire or rental of property on which the sign is displayed, not to exceed six (6) square feet in area.
- *c. One (1) announcement sign designating home occupation, group residential facility, day care service, or bed and breakfast, provided all such signs shall be limited to six (6) square feet in area.
- *d. One (1) permanent announcement sign erected by churches, schools, cemeteries, hospitals, clinics, multi-family dwelling developments with five (5) or more units, municipal facilities or similar permitted uses, which may include any appropriate message, provided that the area of such sign shall not exceed thirty-two (32) square feet in area.

* Does not require permit (Section 11.6)

Midland Borough

936 Midland Avenue
Midland, PA 15059
Phone: 724-643-4170
Fax: 724-643-9856

Borough Manager: Diane Kemp
midland@midlandboro.org

accessory use as herein provided:

A. Permit. No sign, except a name plate or temporary real estate sign as specified herein, shall hereafter be erected or altered in any way unless a sign permit has been issued by the Zoning Officer. Applications for sign permits shall include detailed drawings of the construction and design of the sign, and shall be accompanied by such fee as may be required by resolution of Council. Such sign permit shall not obviate compliance with building permit requirements as required by the Midland Building Code [Chapter 5, Part 1].

B. Conformance. No new sign shall be permitted on any property unless every sign on the property shall be in conformance with this Section. A sign which is not expressly permitted is prohibited.

C. Animation. No sign shall move, flash or emit noise.

D. Traffic Hazard. No sign shall be constructed, located or illuminated in any manner which causes undue glare, distraction, confusion, nuisance or hazard to traffic or other properties or which obstructs free and clear vision of traffic flow.

E. Name Plate Sign. One (1) name plate sign not exceeding one and one-half (1 1/2) square feet in surface area and not internally illuminated is permitted which announces the name, address or professional activity of the occupant of the premises or the name of the building.

F. Multi-Family Name Plate Sign. One (1) name plate sign for a multi-family structure not exceeding twelve (12) square feet in surface area is permitted which identifies the name of the structure for a multiple family dwelling, sanitarium, or tourist home. For any multiple family dwelling over four (4) stories in height a name plate sign which is permanently attached to a wall of the structure and identifies only the name of the development is permitted, but the surface area shall not exceed one-third (33 1/3%) percent of the total total area of the exposed wall surface of one (1) story of the side of the structure to which the sign is affixed, and in no case shall the sign exceed two hundred and twenty-five (225) square feet.

G. Bulletin Board. One (1) bulletin board, not illuminated except by indirect light and not exceeding thirty (30) square feet in surface area, is permitted in connection with any church, school, country club or similar public structure.

H. Temporary Sign. A temporary sign not exceeding thirty-two (32) square feet in area may be permitted by the Zoning Officer for a period of two (2) weeks or less provided the sign is safely installed and is consistent with the area where it is to be located.

I. Temporary Real Estate Sign. One (1) temporary real estate sign is permitted on any property being sold, leased or developed if it is not illuminated, not less than ten (10) feet from the curb, and is no larger in surface area than sixteen (16) square feet in any residential district, or twenty-five (25) square feet in any commercial or industrial district. Such sign shall be limited to advertising the sale or lease of the premises on which it is located, or to providing pertinent information regarding the developers,

Monaca Borough

928 Pennsylvania Avenue
Monaca, PA 15061
Phone: 724-775-9600
Fax: 724-775-9602

Borough Manager: Mario N. Leone, Jr.
manager@monacapa.net

***No requirements in zoning ordinance.**

New Brighton Borough

610 Third Avenue
New Brighton, PA 15066
Phone: 724-846-1870
Fax: 724-847-5128

Borough Manager: Larry R. Morley
borough@newbrightonborough.org

D. Exemptions from these regulations -

- (1) Any sign erected by Borough Council or any State or Federal agency;
- (2) Memorial tablets erected by public or non-profit organizations;
- (3) Directional or informational signs on a property provided they are strictly functional and contain no advertising;
- (4) Holiday decorations.

3. Permits -

A. A permit issued by the Zoning Officer shall be required before any sign may be erected, except for those listed in §405.3.E.

B. Sign permits shall contain the following information provided by the applicant:

- (1) Name, address and phone number of the applicant, the contractor to erect the sign, and the owner of the property, as well as address of property if different from owner's;
- (2) Statement of permission granted by the owner of the property for erection of the sign if owner and applicant are not the same;
- (3) Location of the sign on the property relative to buildings and property lines, and height of sign from ground level to top of sign, with dimensions noted;
- (4) A copy of the drawing from which the contractor will create and erect the sign, including an elevation view and method of attaching the sign to the ground or to a building.

C. The cost of sign permits shall be established by resolution of Council. A permit shall be required for the replacement, enlargement or moving of a sign.

D. Temporary Signs -

(1) Signs advertising candidates for political office shall not be placed on public property or attached to trees. Not more than one (1) political sign shall be permitted on a lot at any time. Such signs shall not exceed five (5) square feet in area and shall not be placed more than thirty (30) days before the election or left up more than three (3) days after the election. There shall be no fee required for a political sign, but owners of lots on which such signs are placed shall be responsible for removal of the signs.

(2) Garage, yard or porch sale signs shall be placed only on the property where the sale is occurring, limited to one (1) sign not exceeding five (5) square feet in area. Signs shall be in place not more than three (3) days prior to the sale and shall be removed not later than the day after the sale is ended. See §202, Yard Sale, for further guidance on such sales.

E. The following types of signs shall not require permits for erection:

New Galilee Borough

P. O. Box 465
New Galilee, PA 16141
Phone: 724-336-3204
Fax: 724-336-3204

Borough Secretary: Traci Ann Weller
tabnewgal@gmail.com

***No zoning ordinance.**

New Sewickley Township

233 Miller Road
Rochester, PA 15074
Phone: 724-774-7822
Fax: 724-774-7825

Township Manager: Walter Beighey Jr.
secretary@newsewickley.com

ARTICLE XII

Sign Requirements

Section 12.0 Authority

Signs may be erected and maintained only when in compliance with the provisions of this Article and any and all other ordinances and regulations of this Township which may be applicable.

Section 12.1 Exclusions

The following signs shall be permitted in all districts and shall not be subject to the provisions of this Article unless otherwise specifically cited herein:

- *1. Signs of a duly constituted local, state or federal governmental body, including traffic or similar safety and regulatory devices, legal notices, railway warning signals, memorial signs or tablets;
- *2. Small signs with a surface area not exceeding three (3) square feet, displayed for the direction or convenience of the public, which identify landmarks, parking areas, convenience facilities and similar features;
- *3. One (1) temporary nonlighted sign on a construction site, not exceeding an area of thirty-two (32) square feet, denoting engineer, architect, contractor or funding agencies and related information regarding the development.

Section 12.2 Permitted Signs - A-1, R-1, and R-2 Districts

In the A-1, R-1, and R-2 Districts, the following requirements shall apply:

- 1. The following signs shall be permitted:
 - *a. One (1) permanent identification sign for each dwelling unit, which may cite the name of the occupant, address and other distinguishing features of the structure or property. Such signs shall not exceed two (2) square feet in area.
 - * No Zoning Permit Required
 - *b. One (1) temporary nonlighted real estate sign pertaining to the sale, lease, hire or rental of property on which the sign is displayed, not to exceed six (6) square feet in area.

- c. One (1) announcement sign designating a bed and breakfast, professional uses, group residential facilities, day care or home occupations, provided all such signs shall be limited to four (4) square feet in area.
- d. One (1) permanent announcement sign erected by churches, schools, hospitals, funeral homes, cemeteries, municipal facilities, business activities or similar permitted uses, which may include any appropriate message, provided that the area of such sign shall not exceed twenty-four (24) square feet in area.
- *e. Temporary signs advertising a garage sale, street fair or other temporary activity, or a temporary sign directing persons to the location of such activity. Signs must be removed within twenty-four (24) hours of termination of the activity and shall not exceed twenty (20) square feet in area.
- *f. Signs relating to the sale of farm products produced on the premises in A-1 Districts, and temporary signs relating to the sale of agricultural products produced on the premises in Residential Districts. Such signs shall be displayed only when seasonal sales are taking place and removed when not applicable. Said signs shall not exceed twelve (12) square feet in area and shall be limited to two (2) such signs for each sales site.
- g. Signs for private and commercial business permitted in A-1 Districts shall be established in accordance with the following requirements:
 - (1) Signs shall be limited to the immediate site.
 - (2) Signs shall relate only to the activities at the immediate site.
 - (3) There shall be no more than two (2) signs at each business site.
 - (4) Individual signs shall not exceed twenty (20) square feet in area.
- * No Zoning Permit Required

- (5) Signs mounted on a wall, canopy or other portion of a principal site structure shall not protrude more than eighteen (18) inches beyond the wall on which said signs are mounted.

h. Temporary political (those announcing political candidates seeking office, political parties and/or political and public issues contained on an election ballot) posted on public property within the Township are subject to the following requirements:

- (1) No more than one (1) sign shall be placed on public property at any intersection of roads or streets for any candidate nor shall a sign be located within six hundred (600') feet of any other such sign for the same candidate.
- (2) Signs on public property shall not exceed an aggregate gross surface area of four (4) square feet per sign.
- (3) Signs shall not project higher than four (4') feet, as measured from the base of the sign or grade of the nearest adjacent roadway, whichever is higher.
- (4) Signs may be erected or maintained for a period not to exceed thirty (30) days prior to the date of the election to which such signs are applicable and shall be removed within five (5) days following the day of the election.
- (5) No signs shall be illuminated in any manner.
- (6) At a time prior to the erection of political signs, there shall be submitted to the Township, on a form supplied by the Township, the following information:
 - (a) The name and address of the person who is placing the signs and the name and address of the person who will be responsible for removal of each sign.
 - (b) The general nature and purpose of the signs to be placed.

North Sewickley Township

893 Mercer Road
Beaver Falls, PA 15010
Phone: 724-843-5826
Fax: 724-843-9108

Secretary: Amy Schmidhamer
nst@zoominternet.net

- A. The billboard shall not be placed closer than three hundred feet (300') to a building occupied for residential use.
- B. The billboard shall not be placed within a one thousand foot (1,000') radius of another billboard.
- C. The billboard shall not be placed in the minimum front or side yard area as specified in the Zoning Ordinance for the particular zoning district in which the sign is to be located.
- D. The billboard sign face shall have a maximum vertical dimension of ten feet (10'), and a maximum horizontal dimension of twenty feet (20') with a maximum area being two hundred (200) square feet.
- E. The maximum sign height of a billboard shall not exceed twenty feet (20') measured from the top of the sign to the ground.
- F. Planting material shall be provided at the base of the structure supporting the billboard.
- G. All required Commonwealth and Federal permits for outdoor advertising shall be secured where applicable, prior to erection.

§27-1307 SIGN PERMIT WAIVER

The following signs shall be permitted to be erected without a sign permit:

- A. All signs specifically exempted from the requirements of this Part.
- B. Trespassing signs.
- C. Temporary real estate signs up to a maximum of twenty-four (24) square feet.
- D. Signs, within buildings, which are not visible from any street.
- E. Garage/yard sale signs.
- F. Election signs.
- G. Temporary contractor signs up to a maximum of twenty-four (24) square feet.

Ohioville Borough

**6268 Tuscarawas Road
Industry, PA 15052
Phone: 724-643-1920
Fax: 724-643-4838**

**Secretary-Treasurer: Maureen Hapach
ohiovilleboro@yahoo.com**

***No zoning ordinance.**

Patterson Heights Borough

600 7th Avenue, Patterson Heights

Beaver Falls, PA 15010

Phone: 724-846-0677

Fax: 724-847-1399

patthgts@access995.com

Yards:

Front Yard

Minimum depth

Must conform to the average front yards within 300' on either side.

Side Yard

Number Required

2

Minimum Width

5'

Corner lots shall have a minimum width of 15'.

Building Height

No building shall exceed 3 stories in height or 45'.

604 PARKING REQUIREMENTS

In the "R" - Residential Zone off-street parking shall be provided at the rate of two stalls per each residential unit.

This section is not intended to regulate parking, but is included to regulate the provision of off-street parking in the interest of the safety and general welfare of the Borough.

605 SIGNS

1. Signs may be erected and maintained only when in compliance with the provisions of this Ordinance and any and all other ordinances and regulations of the Borough of Patterson Heights, relating to the erection, alteration or maintenance of signs and similar devices.
2. Signs may be erected for the following purposes only:
 - a. Signs advertising the sale, rental or development of property; signs indicating the location and direction of premises; signs erected by churches, schools or other similar institutions provided the area of the sign does not exceed twelve square feet (12 sq. ft.).
 - b. Small announcement or professional signs designating professional offices such as those of a surgeon, attorney, engineer, architect, or similar professional person, provided such sign or announcement does not exceed two square feet (2 sq. ft.) in area.
 - c. The bottom-most part of signs shall not exceed the height of two feet (2') above ground level.
 - d. Signs shall be located a minimum distance of four feet (4') from the street right-of-way.

3. Condition and Maintenance

In addition to other requirements of this Article, every sign referred to herein must be constructed of durable materials, kept in repair, and not allowed to become dilapidated. Each sign shall be removed when the circumstances leading to its erection no longer apply.

4. Purpose of sign used

In addition to the other requirements of this Ordinance, no signs or other advertising displays shall be permitted, except those specifically pertaining to the use of property on which they are located. Further, all lighting and illumination of signs shall conform to regulations regarding hazards to traffic.

5. Billboards

Billboards are prohibited in the Borough without exception.

606 PERMITTED EXCEPTIONS

In the "R" - Residential Zone the following uses may be permitted by special exception, when approved by the Planning Commission and authorized by the Board of Zoning Adjustment, if established in accordance with the stipulations herein enumerated.

1. Conversion apartments may be established as a special exception in the "R" - Residential Zone when:
 - a. Each living unit provides a minimum of not less than 750 square feet of habitable living area.
 - b. Each living unit contains not less than one bathroom and three habitable rooms, at least one of which shall be a bedroom.
 - c. Separate and private sanitary facilities, cooking and dining accommodations are provided for each living unit.
 - d. Separate and private access to each apartment is provided. No outside stairways shall be constructed for such access.
 - e. Fire and safety provisions are certified to be adequate by the Chief of the Borough Fire Department.
 - f. No more than two (2) living units are contained in any one structure.
 - g. A minimum of two (2) improved off-street parking spaces are provided for each living unit.
 - i. Each parking space shall be at least ten (10) feet in width.

Patterson Township

1600 19th Avenue
Beaver Falls, PA 15010
Phone: 724-843-8339
Fax: 724-843-8687

Township Secretary: Paula J. Wagoner
p.wagoner@pattersontwp.com

§ 190-58. Permitted signs in R-1, R-2, R-3 and R-4 Districts.

In the R-1, R-2, R-3 and R-4 Residential Districts, the following requirements shall apply:

A. The following signs shall be permitted:

- (1) One permanent identification sign for each dwelling unit, which may cite the name of the occupant, address and other distinguishing features of the structure or property. Such signs shall not exceed two square feet in area.
- (2) One temporary nonlighted real estate sign pertaining to the sale, lease, hire or rental of property on which the sign is displayed, not to exceed six square feet in area.
- (3) One small announcement sign designating home occupations, provided that all such signs shall not exceed two square feet in area.
- (4) One permanent announcement sign erected by churches, schools, municipal facilities or similar permitted uses, which may include any appropriate message, provided that the area of such sign shall not exceed 12 square feet.
- (5) A temporary sign advertising a garage sale, street fair or other temporary activity or a temporary sign directing persons to the location of such activity. Such signs shall not exceed two square feet in area and must be removed within 24 hours of the termination of the activity. [Amended 4-11-1988 by Ord. No. 294]
- (6) Political signs shall not exceed two square feet in area. Political signs may not be erected more than 30 days prior to an election and shall be removed within five days after the election for which they were erected. Each sign which is erected that is not in compliance with this chapter shall be subject to a fine of not greater than \$100. [Added 4-11-1988 by Ord. No. 294]
- (7) Small signs with a surface area not exceeding three square feet, displayed for the direction or convenience of the public, that identify other properties (e.g., a sign providing directions to another property). A request for a sign permit under this subsection shall be made by the property owner. [Added 5-28-1991 by Ord. No. 3113-A]

B. Moving, flashing or intermittently lighted signs are prohibited in the four residential districts.

C. Signs shall be located a minimum distance of four feet from the street right-of-way line.

D. The bottom-most part of a sign shall not be more than two feet above ground level, except signs attached to a building. No sign shall project above a roof or be mounted on a building above the eave line of a roof.

§ 190-59. Permitted signs in C-1, C-2 and C-3 Districts. [Amended 5-12-1999 by Ord. No. 370]

In the C-1, C-2 and C-3 Commercial Districts, the following requirements shall apply to individual lots:

A. The following signs shall be permitted:

Potter Township

206 Mowry Road
Monaca, PA 15061
Phone: 724-495-6220
Fax: 724-495-3222

Secretary-Treasurer: Christie Floyd-Gabel
christie@pottertwp.comcastbiz.net

*No requirements in zoning ordinance.

Pulaski Township

3401 Sunflower Road
New Brighton, PA 15066
Phone: 724-843-5247
Fax: 724-843-4218

Township Secretary: Mable Henn
pulaskitwp@comcast.net

3. The pursuit of vocational or a vocational interests by a resident shall be deemed an accessory use to a dwelling, provided that such activity is clearly subordinate to the dwelling, that no equipment or facilities be involved which are dangerous or incompatible with the residential environment, and that there be no external evidence of any non-residential activity.

305 SPECIAL EXCEPTIONS: The following uses may be authorized with such conditions as are deemed appropriate by the Pulaski Township Zoning Hearing Board.

1. Living quarters in an accessory structure as an accessory use to a single-family house to accommodate domestic employees of the residents of the principal building.
2. The accommodation of not more than two non-transient roomers as an accessory use to a single-family house provided that no sign is displayed.
3. Directional signs not to exceed nine (9) square feet in size in connection with any legal business, etc. in connection with any legal business or industry provided they contain no information other than instructions for convenience of vehicular traffic in reaching such business or industry.
4. Temporary structures and trailers used in conjunction with construction work may be permitted only during the period that the construction work is in progress. Permits for temporary structures shall be issued for a six-month period.

306 SIGNS: No sign, billboard, or exterior graphic display shall be permitted in any district except as herein provided.

1. A bulletin board not exceeding twenty-four square feet is permitted in connection with any church, school or similar public structure.
2. A temporary real estate or construction with any legal business or industry when located on the same premises, and if they meet the following requirements:

- (a) Business signs shall not contain information or advertising for any product not sold on the premises.
- (b) Signs shall not have a combined aggregate surface size greater than 1 ½ square feet for each foot of width of the principle structure on the premises.
- (c) Signs shall not project over public right-of-way.
- (d) Signs and structures shall not be illuminated in any manner which causes undue distraction, confusion or hazard to vehicular traffic.

307 OFF-STREET PARKING: Off-street parking spaces shall be provided in accordance with the specifications in this section in any district whenever any new use is established or existing use is enlarged. Any existing single-family residential dwelling or structure shall be exempt.

USE	PARKING SPACE REQUIRED
Dwelling	Two for each dwelling unit
Church, Theatre, School	One for every four seats in largest meeting room
Stores, shops, restaurants, clubs, Funeral homes	One for every 100 square feet of public floor area
Business Services, Warehouses, Professional Offices	One for every 300 square feet of gross floor area
Manufacturing Plants	One per two employees
Hospitals	One per two beds
Motels	One per rental unit

1. No off-street parking space shall have an area less than 200 square feet exclusive of access drives.

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ARTICLE 11 - Sign Requirements

Section 11.00 Authority

Signs may be erected and maintained only when in compliance with the provisions of this Article and any and all other ordinances and regulations of this Township which may be applicable.

Section 11.01 Exclusions

The following signs shall be permitted in all district and shall not be subject to the provisions of this Article unless otherwise specifically cited herein:

1. *Signs of a duly constituted local, state or federal governmental body, including traffic or similar safety and regulatory devices, legal notices, railway warning signals, memorial signs or tablets;
2. *Small signs with a surface area not exceeding three (3) square feet, displayed for the direction or convenience of the public which identify landmarks, parking areas, convenience facilities and similar features;
3. *One (1) temporary non-lighted sign on a construction site, not exceeding an area of 32 square feet, denoting engineer, architect, contractor or funding agencies and related information regarding the development;
4. *Temporary political and election issue campaign signs of a type and size characteristic to, and commonly utilized in the immediate vicinity. Said signs shall be displayed no more than twenty-one (21) calendar days prior to the date of the election and shall be removed within seven (7) days after the election. Said signs shall not exceed sixteen (16) square feet in area. Political advertising utilizing other than temporary sign facilities, including but not limited to commercial advertising and signs specified under Section 11.05 herein, shall be subject to sign permit requirements and all other applicable provisions of this Ordinance.

Section 11.02 Permitted Signs - A-1, A-2, R-1 and R-2 Districts

In the A-1, A-2, R-1, and R-2 Districts, the following requirements shall apply:

1. The following signs shall be permitted:
 - a. *One (1) permanent identification sign for each dwelling unit, which may cite the name of the occupant, address and other distinguishing features of the structure or property. Such signs shall not exceed three (3) square feet in area.
 - b. *One (1) temporary non-lighted real estate sign pertaining to the sale, lease, hire or rental of property on which the sign is displayed, not to exceed six (6) square feet in area.
 - c. One (1) announcement sign designating a bed and breakfast, professional uses, group residential facilities, day care or home occupations, provided all such signs shall be limited to four (4) square feet in area.

* No Zoning Permit Required

Rochester Borough

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ZONING

(1) Signs that are animated or have flashing illumination are prohibited in all districts.

(2) Illuminated signs shall be designed and placed so as not to interfere with, distract, confuse, or blind operators of motor vehicles.

(3) Flood lighting shall be placed so that only the sign is directly illuminated.

(4) Every authorized sign must be constructed of durable materials and maintained in good condition and repair. If any sign becomes dilapidated to the point that it constitutes an unsightly or hazardous condition, then the Zoning Officer shall order it repaired within the (10) days or removed.

(5) If a use ceases for a period of six (6) months, all signs for that use must be removed.

(6) Zoning permits for the erection, alteration, relocation or replacement of any sign must be obtained according to the provisions of Part 8 of this Chapter.

(7) No sign shall be attached to any tree or utility pole on public or private property.

(8) Billboards, or outdoor advertising signs, which are not related to the use of the property on which they are located are not permitted in any district of the Borough.

(9) No more than three (3) permanent signs shall be permitted for any single commercial or industrial establishment; provided, that the total square footage of all signs does not exceed fifty (50) square feet.

E. Temporary Signs. Temporary outdoor signs advertising special business promotional activities, business openings or closings, and temporary activities such as street fairs and carnivals, are permitted provided:

(1) The temporary sign receives a permit from the Zoning Officer. The period of the permit shall not exceed thirty (30) days.

(2) The sign is only located on the premises where the special activity is taking place, and only one (1) such sign shall be permitted for the premises.

(3) The sign does not exceed ten (10) square feet.

(4) The sign is not animated or flashing, and any illumination for the sign does not create an unsafe condition for motorists or glare on surrounding properties.

F. Exemptions. The following signs shall be exempt from the requirements of this Section:

(1) Flags or emblems of a government, political, civic, philanthropic, educational or religious organization displayed on private property.

(2) Signs placed by a governmental body, including traffic or directional devices, legal notices and warning, instructional or regulatory signs.

(3) Address numerals and other signs required to be maintained by law or governmental regulation, provided that the content and size of the sign does not exceed the requirements of such law or regulation.

(4) Small signs, not exceeding five (5) square feet in area, displayed on private property for the convenience of the public, including signs to identify entrance and exit drives, parking areas, one (1) way drives, rest rooms, freight entrances, and the like.

(5) Incidental signs displayed inside a window of a commercial establishment to advertise special sales of products sold, credit cards accepted, or those required by law or ordinance.

(Ord. 11-84, 8/21/1984, §4.7; as amended by Ord. 2-85, 2/4/1984; and by Ord. 3-89, 7/3/1989)

§408. Fencing and Screening, Retaining Walls. Unless otherwise stipulated, the following standards shall apply:

A. Placement, Height, Acceptable Materials.

(1) Fences, walls (other than retaining) or screens may be erected only in a side or rear yard, and within lot boundaries in any zoning district.

(2) A retaining wall may be erected along any property line where it is required to prevent a landslide or other hazardous conditions.

(3) A fence or screen cannot be erected in a public or dedicated right-of-way.

(4) For residential uses, a fence or screen shall not exceed six (6) feet in height.

(5) For schools, playgrounds and parks, a fence or screen shall have a ratio of open to solid portion of not less than six (6) to one (1) and shall not exceed ten (10) feet in height, unless otherwise approved by Borough Council.

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§ 162-93. Signs in the P and FP Districts.

In the P Preservation District and the FP Floodplain District the following requirements shall apply: the only signs permitted shall be temporary nonlighted real estate signs pertaining to the sale, lease, hire or rental of property on which the sign is displayed, not to exceed six square feet in area.

§ 162-94. General standards.

The following standards shall apply to signs in all zoning districts of the township:

- A. No sign shall be located or constructed so as to obstruct or interfere with any traffic control signal, sign, device, intersection sight triangle or views from adjacent properties. [Amended 2-16-1993]
- B. No sign shall be permitted which is deemed to constitute a hazard of any kind.
- C. There shall be no more than one sign of each type allowed herein on any lot within the township, except that for each 100 feet of road frontage over the first 100 feet of road frontage a second sign of the types approved in that zoning district shall be permitted.
- D. A sign shall be removed within 30 days when the circumstances leading to its erection no longer apply or if safety violations occur. Circumstances which dictate sign removal shall include but not be limited to the following:
 - (1) The creation of a safety hazard.
 - (2) Dilapidation.
 - (3) Vacancy or termination of the subject business for more than 90 days.
 - (4) Legal transfer of ownership of a business which involves a change of name or business activity.
 - (5) The completion of an event, business transaction or other activity for which the sign was originally installed.
 - (6) Any illegality under the provisions of this chapter or regulation of a duly constituted governmental authority.
- E. Signs shall be subject to the following regulations:
 - (1) All lighting and illumination of signs shall conform to regulations regarding traffic hazards as specified in local and state regulations.
 - (2) Signs may be illuminated provided that the use of such illumination does not confuse, blind or distract vehicle operators on adjacent or nearby streets.
 - (3) Signs or devices with flashing, moving or similar lighting or animation are prohibited in all zoning districts.
- F. Signs shall be permitted only when in connection with the use, business or industry located on the immediate premises. [Added 2-16-1993]

- G. Temporary signs advertising garage or yard sales, street fairs or other temporary activities shall be removed within 48 hours of termination of the activity. Political campaign signs shall be removed within one week following an election. [Added 2-16-1993]
- H. Freestanding signs shall not be located within any required yard setback area. [Added 2-16-1993]

§ 162-95. Sign permit.

- A. A separate sign permit shall be required for the erection of signs under this chapter, except that no sign permit shall be required for the following exclusions:
 - (1) Signs specified under § 162-89 of this chapter.
 - (2) Signs specified under § 162-90A(1), (2) and (5) of this chapter.
 - (3) Signs specified under § 162-92A(3), (4) and (5) of this chapter.
 - (4) Signs painted directly on the wall surface of a building which do not exceed 20 square feet in area.
- B. Each application for a sign permit shall be accompanied by a drawing to scale showing the proposed sign, the size, general characteristics, method of illumination, the exact location of the sign in relation to the lot and structure involved and other data as may be requested by the Zoning Officer.
- C. A fee shall accompany each application for a sign permit. Such fees shall be established by resolution of the Board of Township Commissioners.

**ARTICLE XX
Parking and Loading Requirements**

§ 162-96. Plan required.

An application for a zoning or building permit for a new or enlarged building, structure, or use shall include therewith a plot plan drawn to scale and fully dimensioned showing any off-street parking and loading facilities to be provided in compliance with the requirements of this chapter.

§ 162-97. General standards.

- A. At the time of the erection of any main building or structure, or when any such building or structure is enlarged or increased in capacity, or when any private or public facility use permitted under this chapter is established, permanent off-street parking and loading spaces shall be provided as specified herein.
- B. Required parking spaces shall be located on the same lot as the use for which they are provided or on an adjacent lot which is guaranteed for the use of off-street parking for the life of the use for which the parking is provided. Such use on an adjacent lot shall be guaranteed in legal form acceptable to the Zoning Hearing Board.

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ARTICLE XIV SIGNS

1400 APPLICABILITY

The regulations contained in this Article shall apply to all signs in all zoning districts.

1401 TYPES OF SIGNS

Signs in all Zoning Districts shall be categorized according to the type described below and shall comply with the requirements for that type described in this Section.

1401.1 Type: Signs are classified by physical attributes into the following categories:

- (a) **Building Sign** : A sign attached to and erected parallel to the face of an outside wall of a building, projecting outward no more than twelve (12) inches from the wall of the building.
- (b) **Freestanding Sign**: A sign supported on a foundation or by one (1) or more uprights, poles or braces permanently affixed to the ground and not attached to any building or other structure. **Home Occupation or Home Office Identification**: A sign containing only the name and address of the occupant of the premises and their occupation. No logos or other advertising shall be permitted.
- (c) **Home Occupation or Home Office Identification**: A sign containing only the name and address of the occupant of the premises and their occupation. No logos or other advertising shall be permitted.
- (d) **Residential Identification**: A sign containing only the name and address of the occupant of the premises.
- (e) **Temporary Special Event Signs** : any type of sign intended to be temporary in nature and designed to display a special event for a limited period of time. Temporary Special Event Display Signs shall include but not be limited to; political signs, special business promotional signs, grand opening signs, event promotional signs, real-estate sale or lease signs, inflatable displays, banners, flags, spot lights, notification signs, construction signs and land development signs.

1402 GENERAL REGULATIONS

The following regulations shall apply to signs in all Zoning Districts:

1402.1 Restricted Signs: The following signs shall not be permitted in any Zoning District:

- (a) Moving or Flashing Signs, except for that portion of a permitted sign which indicates time or temperature;**
- (b) Signs on trees, utility poles or official traffic control devices or signs;**
- (c) Signs which imitate traffic control devices or signs;**
- (d) Placed within or over any public right-of-way or;**
- (e) Signs on or affixed to vehicles and/or trailers which are parked on a public right-of-way, public property or private property, other than temporarily for overnight storage on the site of a business or for maintenance, repair, loading, unloading or rendering a service at any location, which are visible from the public right-of-way and where the apparent purpose is to advertise a product or direct people to a business or activity located on the same or nearby property.**

1402.2 Exempt Signs: The following signs shall be exempt from these regulations:

- (a) Residential Identification Signs not more than two square feet in size, as defined herein;**
- (b) Holiday decorations displayed for recognized Federal or State holidays, provided they do not interfere with traffic safety or do not, in any other way, become a public safety hazard;**
- (c) Memorial/Historical Plaques, as defined herein;**
- (d) Signs erected by any governmental agency on government property, including street signs and official traffic signs.**

1402.4 Real Estate Sale or Lease, Construction and Land Development Signs: In all Zoning Districts where authorized by Section 1403, real estate, construction and development signs shall be considered temporary special event signs which shall be removed within thirty (30) days of the completion of sales or construction.

- 1402.5 **Notification Signs:** In all Zoning Districts, legal notification signs posted on private property by property owners such as "no trespassing", "no hunting" and the like shall be limited to a surface area not exceeding two (2) square feet. The placement and maximum number of signs permitted along road frontages shall be one (1) sign for every thirty (30) feet of road frontage.
- 1402.6 **Visibility:** No sign shall be located in such a position that it will cause a hazard by obstructing visibility for traffic on a street or obscuring a traffic signal or other traffic control device. No sign, other than official traffic signs and off-premises directional signs authorized by the Borough or PennDOT, shall hang over or be erected within the right-of-way of any street.
- 1402.7 **Illumination:** Illumination, when authorized by this Ordinance, shall be directed upon the sign face and not towards adjoining properties or streets. Flashing or oscillating signs shall not be permitted. Lighting shall be stationary and constant in intensity and color at all times. The intensity of any source of illumination of any sign, whether indirect or internal, shall be controlled so as to not create glare and to be compatible with the intensity of ambient light and illumination on surrounding properties.
- 1402.8 **Maintenance and Inspection:** All signs must be constructed of a durable material and maintained in good condition. Any sign found to be in an unsafe condition upon inspection shall be declared to be a public nuisance and the Zoning Officer shall give notice to the owner in writing to repair or remove the sign within ten (10) days.
- 1402.9 **Removal of Signs:** Whenever any business is discontinued or vacated, all signs relating to the discontinued or vacated business shall be removed within thirty (30) days of the vacation or discontinuance of the business.
- 1402.10 **Permits Required:** No permit shall be required for Temporary Special Event Signs or Residential Identification Signs. Permits shall be required for all other signs authorized by Sub-section 1403 through Sub-section 1405. The Zoning Officer shall issue the required permits upon submission of an application which complies with all applicable provisions of this Ordinance and payment of the required fee established from time to time by Resolution of the Borough Supervisors.
- 1402.11 **Expiration of Permits:** Any permit issued by the Zoning Officer for erection, alteration, replacement or relocation of any sign shall expire automatically within six (6) months of the date of issuance if work authorized by the permit has not been initiated and diligently pursued.

1403 SIGNS AUTHORIZED IN ALL ZONING DISTRICTS

The following signs are authorized in all Zoning Districts:

- 1403.1** **Real Estate Sign:** One (1) non-illuminated temporary Real Estate Sign shall be permitted on each lot provided the surface area of the sign shall not exceed six (6) feet in height. The Real Estate Sign shall not exceed twelve (12) square feet in surface area when located in any Residential Zoning District and shall not exceed thirty-two (32) square feet in any other Zoning District. Such sign shall be removed within thirty (30) days of the sale or rental of the property on which it is located.
- 1403.2** **Land Development Sign:** One (1) non-illuminated temporary Development Sign shall be permitted on each lot provided the surface area of the sign shall not exceed thirty-two square feet in surface area. The Development Signs shall not exceed six (6) feet in height when located in any Residential Zoning District and shall not exceed ten (10) feet in height in any other Zoning District. Such sign shall be removed within thirty (30) days of the sale or rental of the last lot or completion of the proposed construction in the development.
- 1403.3** **Construction Sign:** One (1) non-illuminated temporary Construction Sign announcing the names of contractors, mechanics or artisans engaged in performing work on the premises shall be permitted on a lot, provided the sign shall not exceed twelve (12) square feet in area and shall be removed within thirty (30) days of the completion of the work.
- 1403.4** **Temporary Special Event Sign:** One (1) non-illuminated Temporary Special Event Sign, as defined by this Ordinance, shall be permitted to be erected on the face of a public building, church or building housing a non-profit organization, provided that the area of the signs shall not exceed forty (40) square feet
- 1403.5** **Home Occupation or Home Office Identification Sign:** One (1) non-illuminated Home Occupation Identification Sign shall be permitted for an approved home occupation, provided that the surface area of the sign does not exceed two (2) square feet and the sign shall contain only the name, address and occupation of the resident and shall not contain any logo or other advertising.
- 1403.6** **Political Signs:** Non-illuminated temporary Political Signs erected during a political campaign shall be permitted, provided that they are not of a type restricted by Section 1402.1 of this Ordinance. The signs shall not be erected before thirty-five (35) days prior to the election and shall be removed within ten (10) days after the election for which they were erected.

South Beaver Township

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15.2.2 Exemptions: The following signs shall be exempt from the permit requirements of this Article, except as they may interfere with traffic safety or in any other way become a public safety hazard.

- A. Signs or decorations displayed for recognized holidays.
- B. Memorial plaques or historic markers or other similar signs which are engraved or a permanent component of a building, monument, tombstone or other similar structure, and not exceeding four (4) square feet in area.
- C. Public signs.
- D. Street number signs indicating the address of a building or structure, and not exceeding one (1) square foot in area.
- E. Temporary signs, subject to the limitations in the Table in Section 15.3 and provided that no temporary sign encroaches into any public right-of-way or obstructs the view of motorists in any required clear sight triangle; and
- F. No temporary sign is erected more than thirty (30) days before or remains in place more than seven (7) days after the advertised event.
- G. "No trespassing" signs, warning signs (such as "Beware of Dog"), notification signs for emergency personnel, provided that the sign does not exceed two (2) square feet in sign surface area.

15.2.3 Sign Height: The height of a sign shall be measured from the ground elevation nearest to the sign to the highest elevation of the sign. Signs shall not exceed the height limit established for structures in the applicable zoning district, or the lowest point of the roof line of an existing principal building within one hundred (100) feet of the sign, whichever is lower.

15.2.4 Sign Placement: Signs shall be subject to the placement requirements in the Table in Section 15.3, but in no event shall any sign be placed in a position that will obstruct the view of motorists or cause any other danger to motorists or pedestrians within a public right-of-way or on adjoining lots. Nor shall any sign be placed within the clear sight triangle required to be maintained at all street intersections, driveway and access way entrances onto public streets. All signs shall be set back within the buildable area of the site, except as noted in the Table in Section 15.3.

15.2.5 Maintenance: All signs shall be constructed of durable material and shall be kept in good repair at all times. All parts and supports shall be painted or maintained

as necessary to prevent rusting, rotting, illegibility, or other deterioration. All broken or missing parts shall be promptly replaced. All seams between panels or other components of the sign shall be maintained in a sealed condition. If a sign is damaged, destroyed or becomes dilapidated to the extent of fifty (50%) percent or more of its replacement value (based on current costs), the South Beaver Township may remove the sign at the expense of the owner of the sign or the owner of the property on which it is located.

- 15.2.6 Prohibited Signs: Unless specifically excepted in this Section, the following signs shall be prohibited in all zoning districts:
- A. Attention-getting devices, flags, pennants, and banners except on a temporary basis in connection with the opening of a business or special event subject to the temporary sign regulations in Section 15.2.2 E and the Table in Section 15.3 of this Article.
 - B. Flashing, blinking or electronic signs, except official traffic signs and time, temperature and date signs, where authorized.
 - C. Portable signs.
 - D. Signs affixed to trees, utility poles, fences, or equipment without the consent of the owner..
 - E. Roof signs.
 - F. Signs which by reason of their size, location, movement, content, coloring or manner of illumination may be confused with or construed to be a traffic-control sign.
 - G. Any sign that the Zoning Officer determines to be unsafe or insecure or that is erected in violation of the provisions of this Ordinance.

Section 15.3 SIGNS PERMITTED IN INDIVIDUAL ZONING DISTRICTS

The signs listed in the following Table as set forth on the following page shall be permitted in individual zoning districts, subject to the requirements listed in the Table on the next page and in each subsection of this Article.

TYPE OF ZONING DISTRICT

TYPE OF SIGN	RESIDENTIAL	COMMERCIAL	MANUFACTURING
BILLBOARD	See Section 15.4		
Permitted	No	See Section 15.4.1	
Maximum Number	See spacing requirements - Section 15.4.2		
Maximum Surface Area		600 sq ft	600 sq ft
Maximum Height		20 ft	20 ft
Maximum Length		30 ft	30 ft
CHANGEABLE COPY SIGN	See Section 15.11		
Permitted	No	Yes	Yes
FREE-STANDING SIGN	See Section 15.5		
Permitted	Yes	Yes	Yes
Maximum Number	1 per lot or parcel		
Maximum Surface Area	24 sq ft	72 sq ft	72 sq ft
Maximum Height	4 ft	8 ft	8 ft
Maximum Length	6 ft	10 ft	10 ft
Min. Setback from Property Line	5 ft	5 ft	5 ft
ILLUMINATED SIGN	See Section 15.6		
External Permitted	No	Yes	Yes
Internal Permitted	No	Yes	Yes
SUSPENDED/PROJECTING SIGN	See Section 15.7		
Permitted	No	Yes	No
Maximum Surface Area		6 ft.	
Min. Clearance above ground or sidewalk		9 ft	
Max. Height of Sign Surface		3 ft	
Maximum Number		1 per establishment	
Min. Spacing Between Signs		20 ft	
Setback		Bldg setback minus 4 ft	
TEMPORARY SIGNS	See Section 15.2.2 E		
Permitted	Yes	Yes	Yes
Maximum Number	2 per lot	1 per establishment	2 per lot
Maximum Surface Area	6 sq ft	16 sq ft	16 sq ft
Maximum Height	4 ft	4 ft	4 ft
Illuminated	No	No	No
WALL SIGN	See Section 15.8		
Permitted	Yes	Yes	Yes
Maximum Number	2 per lot or establishment provided same not on same wall, or additional number relative to commercial or manufacturing are permissible if in compliance and conformance to 15.3.1		
Maximum Surface Area	See 15.8.4	See 15.8.3	
Maximum Height	See 15.8.6	See 15.8.5	
WINDOW SIGN	See Section 15.9		
Permitted	No	Yes	Yes
Maximum Surface Area	See Section 15.9		

South Heights Borough

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side yards than is specified herein for the District in which such building is located.

- e. To be on a site that has experienced periodic flooding.
2. No part of a yard or other open space required about any building for the purpose of complying with the provisions of this Ordinance shall be included as a part of a yard or other open space similarly required for another building.

ARTICLE IV PERMISSIVE USES

401 "R" SINGLE-FAMILY URBAN RESIDENCE DISTRICTS

A. PRINCIPAL USES

1. Single-family detached dwellings.
2. Parks, playgrounds and other recreational uses.
3. Schools and Churches.
4. Home gardening without sale of products (non-commercial).
5. Bomb shelters and/or fallout shelter.
6. Police, fire protection and municipal buildings.
7. Other uses prohibited.

B. ACCESSORY USES

1. Private garages or parking areas.
2. Other accessory uses customarily incidental to a permitted principal use.
3. Home occupations and professional offices as a subsidiary and subordinate use to residential units provided:
 - a. Official residence shall be maintained by the occupant who may be an owner, a renter or a leasee.
 - b. The accessory use shall not occupy more than 40 percent of the ground floor area of the principal dwelling building.
 - c. There shall not be an animal hospital, or animal clinic in connection therewith.
 - d. There shall be a minimum of three (3) off-street parking spaces in addition to those required under the provisions of this Ordinance.
4. Signs as hereafter provided are permitted.
 - a. The bottom of street or road signs shall be at a height of not less than seven (7) feet above the top level of the curb; they may have a reflective surface.
 - b. Permanently illuminated from the rear signs, designation the name of the occupant and street number (numeral) may be attached to the surface of the structure if the letters and numbers are not in excess of three (3) inches in height.
 - c. Permanent and temporary signs shall be located at a minimum distance of four (4) feet from the street or road.

right-of-way if no sidewalk exists and four (4) feet from the edge of the inside walk, if such walk exists.

- d. Temporary signs advertising the sale, rental, or development of property; signs indicating the location and direction of premises. Permanent signs erected by churches, schools and other institutions provided that the area of the sign does not exceed twelve (12) square feet; the light sources must be within the sign--back or sides---but entirely within the cover glass. The area of the sign shall include the support material from the bottom of the sign to or beyond the top of the sign.
- e. No sign permanent or temporary, shall be installed in the sight triangle if it is in conflict with sight line and sight triangle requirements. In no case shall any sign interfere with sight lines of vehicle operators.
- f. No billboards of any size shall be permitted.

C. LOT AND YARD REQUIREMENTS

- 1. For unplotted regions, lots shall be:
 - a) Minimum lot area-6,000 square feet
 - b) Minimum width . . . 60 feet
- 2. For plotted regions, following shall apply:
 - a) Minimum lot area-2,400 square feet
 - b) Under 40 feet wide-5 feet side set back both sides
 - c) 41-50 feet wide--7 feet side set back both sides
 - d) 51-60 feet or more wide--10 feet side set back both sides
- 3. No buildings shall be constructed or reconstructed or altered so as to project beyond the prevailing front set back line of the existing buildings in the same block. If there is no majority front set back, then the average front set back shall be 20 feet.
- 4. For streets not yet built on, front set back shall be 20 feet.
- 5. Rear set back shall be not less than 10 feet in any case.
- 6. Maximum building height shall be 35 feet as described in Sec. 508.

D. OFF-STREET PARKING REQUIREMENTS

- 1. Two (2) spaces per dwelling unit.
- 2. Recreational use:
 - a. One (1) per 300 square feet of gross lot area.
- 3. Church, or other place of public assembly:
 - a. Parking space for 1/3 seating capacity.
- 4. All public buildings shall provide a concrete or bituminous asphalt surface for parking.

E. EXCEPTIONS

- 1. Nothing in this article shall be construed to cause changes to any structure, lot requirement, accessory use etc., except as provided for in the Borough Building Code, if such structure, lot requirement, accessory use etc. was in effect before the legal date of this Ordinance.

402 "R-M" MULTI-FAMILY RESIDENCE DISTRICT

A. PRINCIPAL USES

- 1. All uses permitted in Section 401-A.
- 2. Multi-family dwellings.

Vanport Township

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Vanport, PA 15009
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5.72 General Limitations

- a. Except for time and temperature indicators, animated signs, whether revolving or containing any moving parts or activated by wind movement, shall be prohibited. No signs illuminated by a flashing or pulsating source, no strings of bare bulbs, and no signs lighted so as to create glare conditions on adjacent or nearby properties or streets, or to confuse motorists shall be permitted.
- b. No sign shall be placed upon the roof of a building or to project above the top or beyond the ends of a building wall.
- c. Free-standing signs shall be placed only in yards abutting a public street and shall not project into a public right-of-way.
- d. Exemptions from these regulations
 - i. Any sign erected by the Board of Commissioners or any State or Federal agency;
 - ii. Memorial tablets erected by public or non-profit organizations;
 - iii. Directional or informational signs on a property provided they are strictly functional, contain no advertising, and are approved by the Zoning Officer.
 - iv. Holiday decorations.
- e. When a business moves or closes, signs advertising it shall be removed within thirty (30) days of termination.
- f. Any sign existing at the time of adoption of this ordinance may be replaced in the same location by a sign of the same dimensions and height or a lesser size or height if the existing sign exceeds in size or height the maximum requirements of this ordinance for its location, or if the sign would not be permitted in its location at the time of adoption.
- g. Any signs advertising a political candidacy shall be free-standing and shall not be placed on utility poles.

5.73 Permits

- a. A permit issued by the Zoning Officer shall be required before any sign may be erected, except for those listed in Section "e" below.
- b. Sign permit applications shall contain the following information provided by the applicant:
 - i. Name, address, and phone number of the applicant, the contractor to erect the sign and the owner of the property, as well as address of property if different from owner's;
 - ii. Statement of permission granted by the owner of the property for erection of the sign if owner and applicant are not the same;
 - iii. Location of the sign on the property relative to buildings and property lines, and height of sign from ground level to top of sign, with dimensions noted;
 - iv. A copy of the drawing from which the contractor will create and erect the sign, including an elevation view and method of attaching the sign to the ground or to a building.
- c. The cost of sign permits shall be established by resolution of the Board of Commissioners. A permit shall be required for the replacement, enlargement or moving of a sign, but not for repair of an existing sign.
- d. Garage, yard, or porch sale signs shall be placed only on the property where the sale is occurring. Such signs shall not exceed four (4) square feet in area, shall not be in place more than three (3) days while the sale is in progress and shall not be approved more than four (4) times in any calendar year on the same property. Sales shall only be of household items and not of goods purchased for the purpose of resale on the premises.
- e. The following types of signs shall not require permits for erection:
 - i. Real estate sales sign, to be removed upon sales of the premises on which the sign is posted;
 - ii. Sign denoting designers and/or contractors when placed on the property where the firm is doing work, to be removed when the work is completed.

iii. Home occupations or other personal name plate or sign;

f. The following types of signs shall require permits but no fees:

1. Sign or bulletin board put up by public, charitable or religious institutions when located on the same property as the institution. Temporary signs advertising special events of such institutions may be approved by the Board of Commissioners in other locations for a period not exceeding thirty (30) days.

5.74 Signs Permitted in the Residential and Conservation Districts

- a. Property identification sign limited to name and address of occupants, and/or name and nature of home occupation conducted in the dwelling, such sign not more than two (2) square feet in area each face.
- b. Temporary sign indicating property for sale, rental or lease identifying the broker's or owner's name, address and phone number and nature of proposed transaction, such sign not greater than twelve (12) square feet in area each face, and placed upon the property being offered.
- c. Sign identifying a public or semi-public institution and activities carried on by the institution, such sign not greater than twenty-four (24) square feet in area each face.
- d. Temporary sign identifying designers or contractors employed on the property, such sign not exceeding eight (8) square feet each face, limited to one (1) sign per designer or contractor and to be removed upon completion of the work.
- e. Memorial tablet erected by a public or non-profit organization; traffic or other governmental signs authorized and/or erected by public body.
- f. Signs may be applied flat to the principal structure on the property, attached to a private lamp-post or fence or to a pole in the ground. Only one (1) sign may be permitted on a property, except that if the property abuts two (2) streets, one (1) sign on each street may be approved.
- g. No sign shall extend to more than twelve (12) feet in height measured from the topmost part of the sign to the ground level below.

West Mayfield Borough

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designated so that no driveway or access lane providing parking spaces shall be used as a through-street.

(e) Access: Areas provided for loading and unloading of delivery trucks and other vehicles, and for the servicing of shops by refuse collection, fuel, and other service vehicles, shall be adequate in size and shall be so arranged that they may be used without blockage, or interference with the use of public streets or sidewalks, other accessways, or automobile parking facilities.

(f) Traffic Control: No design shall be approved which is likely to create substantial pedestrian or vehicular traffic hazards endangering the public safety. Safety requirements which may be imposed in such a review shall include traffic control devices, turning lanes, traffic and lane markings, walkways, and signs. The developer shall be responsible for the construction of any such traffic control devices.

(g) Stormwater Management: Adequate stormwater retention facilities shall be provided to ensure that stormwater run-off after development shall not be greater than the runoff which would occur from the site in its natural state during a storm with a twenty-five year probability.

(h) Signs: Every existing non-conforming sign shall be removed.

307 SIGNS: No sign shall be permitted in any district except as an accessory use as herein provided:

307.1 Permit: No sign, except a name plate, a political sign or temporary real estate sign as specified herein, shall hereafter be erected or altered in any way unless a sign permit has been issued by the Zoning Officer. Applications for sign permits shall include detailed drawings of the construction and design of the sign, and shall be accompanied by such fee as may be required by resolution of Council. Such sign permit shall not obviate compliance with building permit requirements as required by the Building Code.

307.2 Conformance: No new sign shall be permitted on any property unless every sign on the property shall be in conformance with this Section. A sign which is not expressly permitted is prohibited.

307.3 Animation: No sign shall move, flash, or emit noise.

307.4 Traffic Hazard: No sign shall be constructed, located, or illuminated in any manner which causes undue glare, distraction, confusion, nuisance, or hazard to traffic or other properties or which obstructs free and clear vision of traffic flow.

307.5 Name Plate: In any district a sign not exceeding one square foot in surface size is permitted which announces the name, address or professional activity of the occupant of the premises on which said sign is located.

307.6 Bulletin Board: A bulletin board or marquee not exceeding twenty four (24) square feet in surface area is permitted in connection with any church, school, or similar public structure.

307.7 Temporary Real Estate Sign: One temporary real estate or construction sign of reasonable

White Township

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*No requirements in zoning ordinance.